



SHOP UNIT AVAILABLE TO LET

**161 HIGH STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 1JE**

LOCATION

Burton Upon Trent is a well recognised regional market town on the East border of Staffordshire located on the main A38 connecting Derby 11 miles to the north east and Birmingham 30 miles to the south west.

The subject premises are located on High Street opposite to the junction with the pedestrianised Station Street. Nearby retailers include **NAT WEST** and **NATIONWIDE** adjacent with other national operators including **LLOYDS**, **HSBC**, **ADMIRAL CASIO** and **JD WEATHERSPOON** in the vicinity.

DESCRIPTION

The premises are arranged over ground, first and second floors.

ACCOMMODATION

The premises comprise of the following approximate floor areas:-

Ground Floor Sales	790.22m²	8,506 sq ft
First Floor	93.08m²	1,002 sq ft
Second Floor	37.81m²	407 sq ft

TENURE

The property is available by way of a new lease term to be agreed.

Alternatively, our client may consider a disposal of the freehold interest.

RENTAL/PRICE

Upon application.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category E.

A copy of the Energy Performance Certificate can be made available upon request.

RATES

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2017 Assessment) £72,500**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti-money Laundering Regulations two forms of ID and confirmation of any source of funding will be required from the successful applicant.

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents:-

Adam Lazenbury
Wright Silverwood
Tel: 0121 410 5542
Email: adam.lazenbury@wrightsilverwood.co.uk

or

John Lane
Tienda
Tel: 07779 081874
Email: john.lane@triendaproperty.co.uk

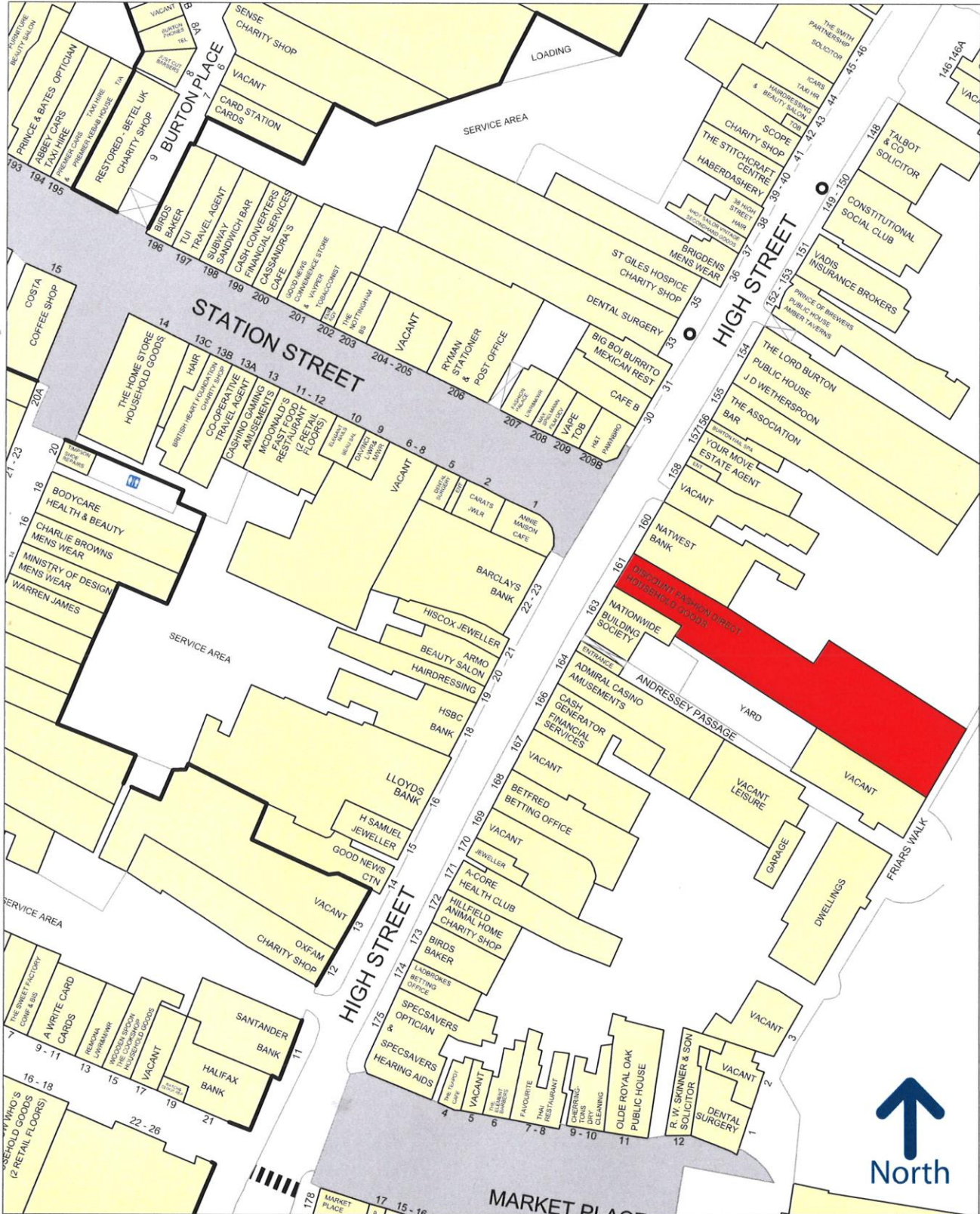
**All transactions are stated exclusive of VAT
Subject to Contract**

Date: May 2022

0121 454 4004

Second Floor, 10/11 Greenfield Crescent, Edgbaston, Birmingham, B15 3AU

www.wrightsilverwood.co.uk



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