

12 High Street | Burton upon Trent | Staffordshire | DE14 1HU

Prominent High Street Retail Premises To Let

93m²
(1,001ft²)

- Prime position in Burton upon Trent town centre
- Adjacent to Coopers Square Shopping Centre anchored by Primark and Marks & Spencer
- Opposite Burton Market Place
- Nearby occupiers include Birds Bakery, Specsavers, Santander and Halifax
- Quoting rent £18,000 per annum



TO LET



Location



Gallery



Contact



Location

Burton upon Trent is a large industrial town with a regional population of 72,000. It lies approximately 15 miles southwest of Derby with good transport links via the A38 and A50 to the M1 and M6.

The property is situated in a prime position on High Street opposite Burton's Market Place which holds markets every Thursday, Friday and Saturday. The property is adjacent to Coopers Square Shopping Centre which is the main shopping centre in the town and is anchored by Primark (which is only a couple of doors away), Marks & Spencer, H&M and Next.

There are a number of quality operators within the immediate vicinity including Specsavers, Birds Bakery, Santander and Specsavers to name a few.

The Property

The property is a prominent retail shop on High Street close to the Primark entrance to Coopers Square Shopping Centre and opposite the Market Place.

It was last used as a charity shop and is fitted accordingly. It provides an open plan sales area with rear stores and staff area.





Accommodation

The property provides the following approximate area:-

93m² (1,001ft²)

Subject to specific requirements, additional storage space at first floor could be included.

Lease Terms

The property is available for a term of years to be agreed by way of a new effective full repairing and insuring lease.

Rent

The property is available at a quoting rent of:-

£18,000 per annum exclusive

Planning

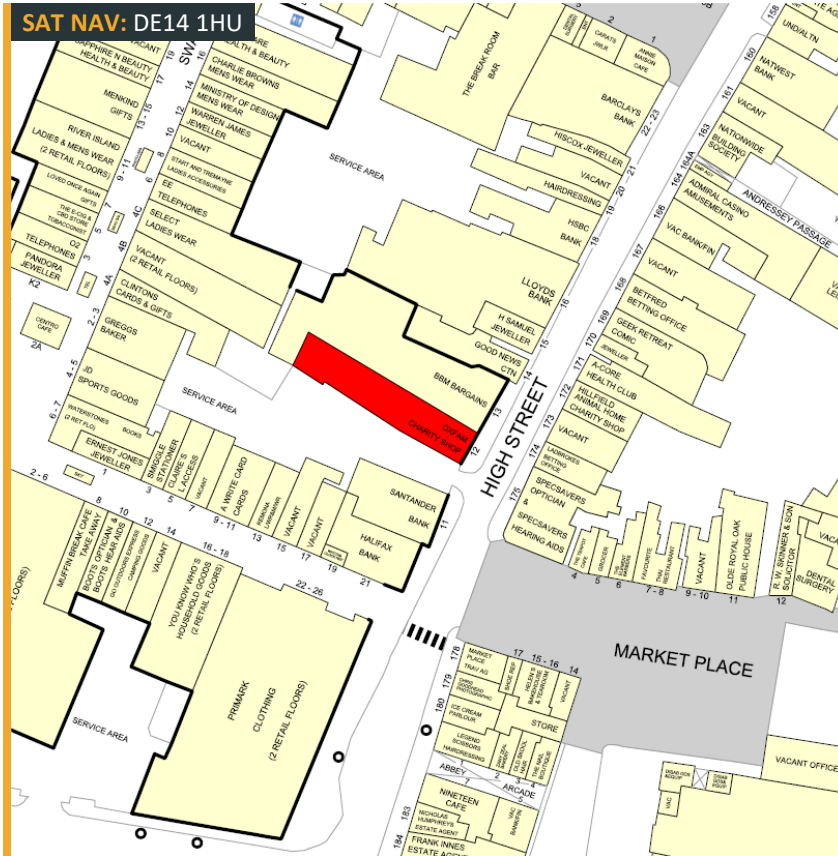
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £17,750

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to be responsible for their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.