



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



## TO LET

Prominent Shop  
Fully Fitted as a Cafe/Restaurant

**200 STATION STREET  
BURTON ON TRENT  
DE14 1AN**

### Location

The premises occupy a prominent position fronting pedestrianised Station Street, at the intersection of Coopers Square and Burton Place Shopping Centres. The premises are located adjacent to Cash Converters and Good News. Other retailers close by include TUI, Subway, Birds Bakers, British Heart Foundation, Coop Travel and McDonalds.

### Description

The premises comprise a retail unit providing ground floor sales together with first floor storage accommodation having the benefit of rear servicing. Storage, staff and W.C. accommodation are located at first floor level.

### Accommodation

Gross Frontage 6.55 m (21 ft 6 ins)  
Internal Width 6.29 m (20 ft 8 ins)  
Shop Depth 16.97 m (55 ft 8 ins)  
Built Depth 18.37m (60 ft 3 ins)  
Ground Floor Sales 109.16 sq.m. (1,175 sq.ft.)  
First Floor Storage 94.02 sq.m. (1,012 sq.ft.)

### Tenure

The premises are available by way of a new lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

### Commencing Rental

£25,000 per annum exclusive of service charge, business rates and VAT.

### Service Charge

There is a periodic service charge payable in respect of the maintenance and upkeep of the development. For last year this was £149.82 + VAT.

### Rates

Rateable Value £24,750  
Rate in £ (2023/2024) 49.9p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority.

### Energy Performance Certificate

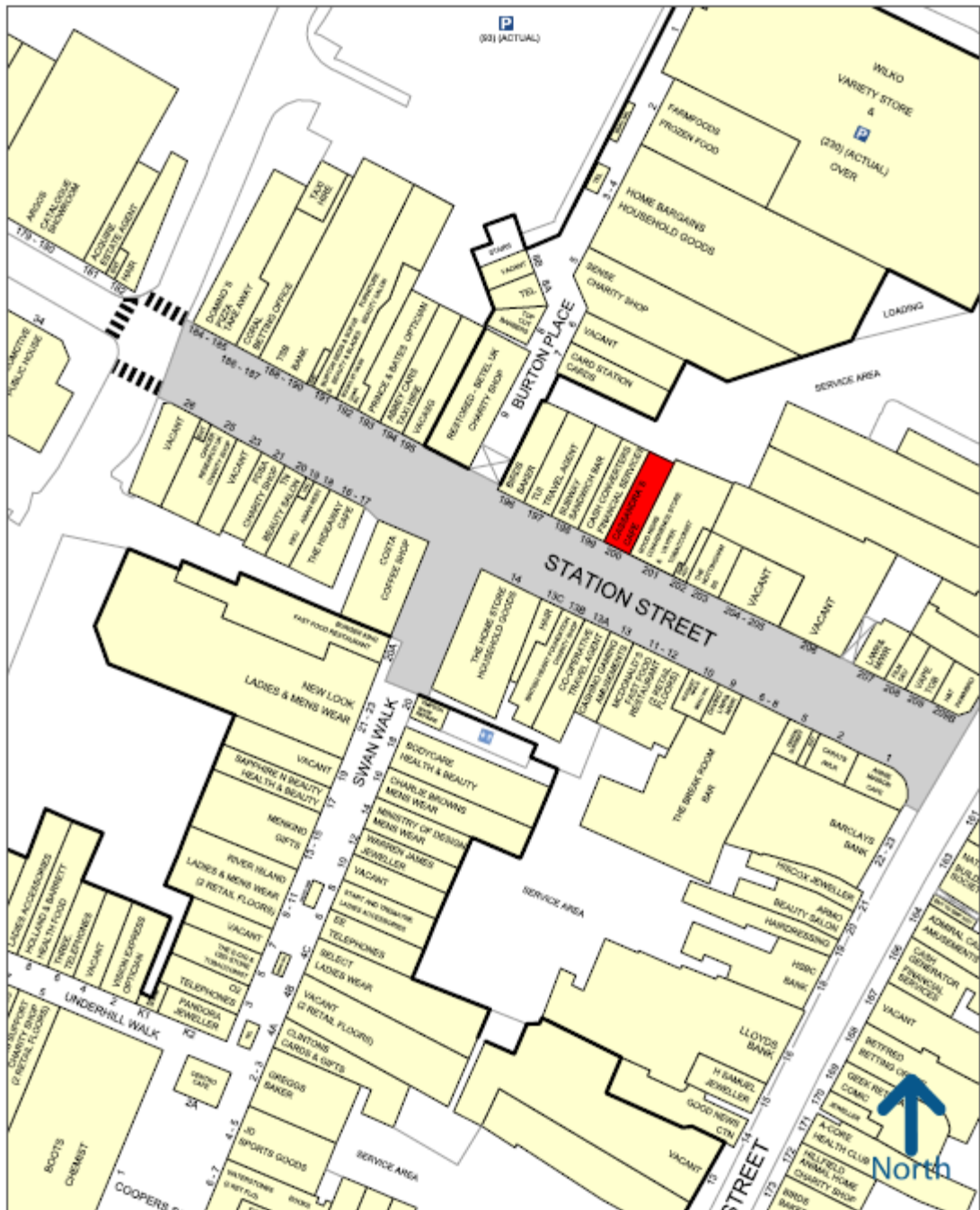
The property has an EPC rating of D.

### Viewing

Strictly by appointment via the sole agents:

**David Thompson**  
**Rowley Hughes Thompson**  
**Tel: 0121 212 7803**  
**Email: [davidt@rhretail.co.uk](mailto:davidt@rhretail.co.uk)**

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