

1 Derby Turn | 249 Horninglow Road | Burton on Trent | DE14 2PZ

Prominent roadside retail premises on busy arterial route in Burton on Trent

Ground floor
286m² (3,080ft²)

- Prominent position on busy arterial road into Town Centre with significant frontage
- Customer parking and servicing to rear
- Nearby occupiers include Sainsburys Local, Easy Bathrooms, Chookys Takeaway, Little Dessert Shop, Burton Beds & Furniture
- To let as a whole, or landlord may consider splitting into two units circa 1,500ft²
- Rent - £45,000 per annum



TO LET



Location



Gallery



Contact



Location

Burton on Trent has a resident population of approximately 70,000 persons (census 2011) and is located within East Staffordshire, close to the border with Derbyshire, approximately 11 miles south west of Derby.

The property fronts onto the junction between Horninglow Road and Derby Road, occupying a prominent position on one of the main routes into the Town Centre.

The Property

The property comprises a ground floor semi-detached retail unit with full height glazed frontage on Horninglow Road with return onto Derby Road.

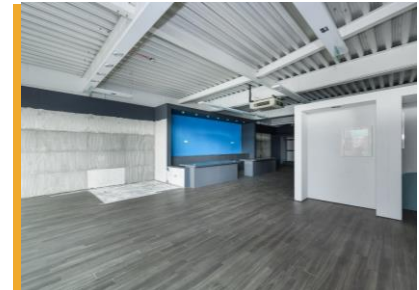
Internally, the retail area is open plan with staff facilities to the rear. The property benefits from dedicated parking to the rear.

Accommodation

The property provides the following approximate areas:

Floor	M ²	ft ²
Ground Floor	270.3	2,910
Ground Floor Ancillary	15.8	170
Total	286.3	3,080

(This information is given for guidance purposes only)





Lease Terms

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

Rent

The property is available at a rent from:

£45,000 per annum

VAT

VAT is applicable to the rent.

Business Rates

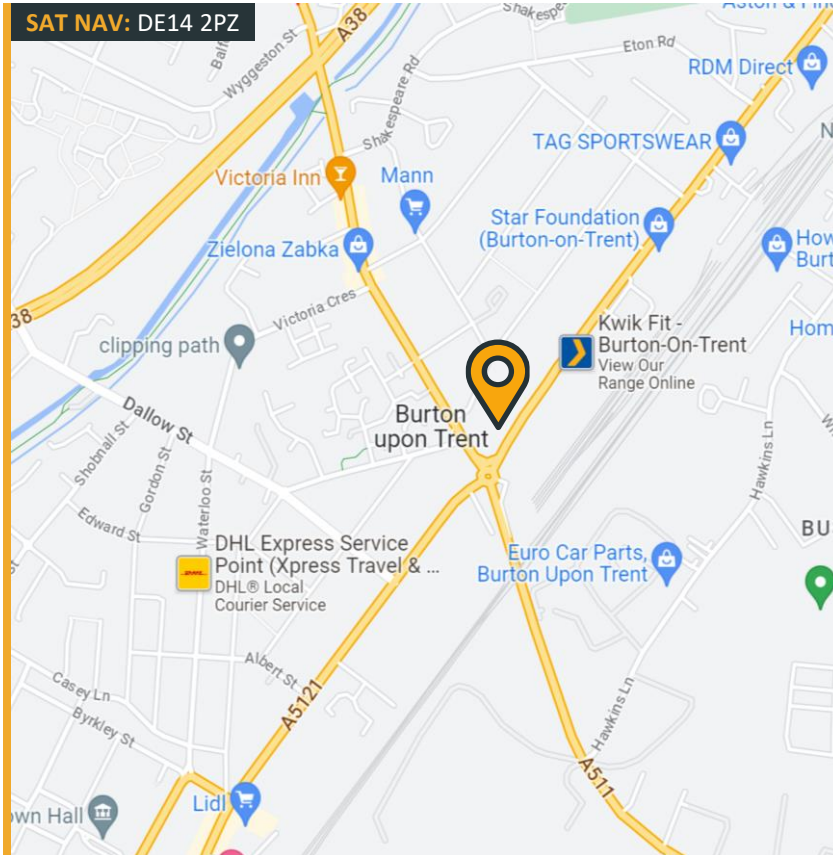
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £44,000 per annum – effective from 01/04/23

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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.



EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

Legal Costs

Each party are to bear 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:

Tom Wragg

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Or contact our joint agents HEB Chartered Surveyors on 0115 950 6611



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27/10/2023