



ROB ALSTON
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**RETAIL
WAREHOUSE
UNIT
TO LET**



BURTON UPON TRENT
2A UNION STREET, DE14 1AA.

LOCATION

Burton Upon Trent is a Staffordshire industrial town and is regarded as the home of the brewing industry. It is 26 miles north west of Leicester and 12 miles south west of Derby with a resident population of approximately 72,000 people.

DESCRIPTION

The property comprises a retail warehouse unit located in the centre of Burton Upon Trent at the junction of Union Street and New Street with prominent frontage. The property adjoins **Ableworld Mobility** and is close to **Sainsburys** supermarket and the main town centre car park leading to the Coopers Square shopping centre.

The property shares a 27 space car park with Ableworld adjoining.

ACCOMMODATION

Ground Floor Area	3,158 sq ft	962.8 sq m
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In addition, the property has excellent staff facilities and a disabled WC.

COMMENCING RENTAL

£40,000 per annum.

PLANNING

The property benefits from an open A1 planning use but other users will be considered subject to planning consent.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a 5 yearly upward only rent review.

RATES

Rateable Value - The property has not yet been reassessed for rating purposes following the recent subdivision of the building.

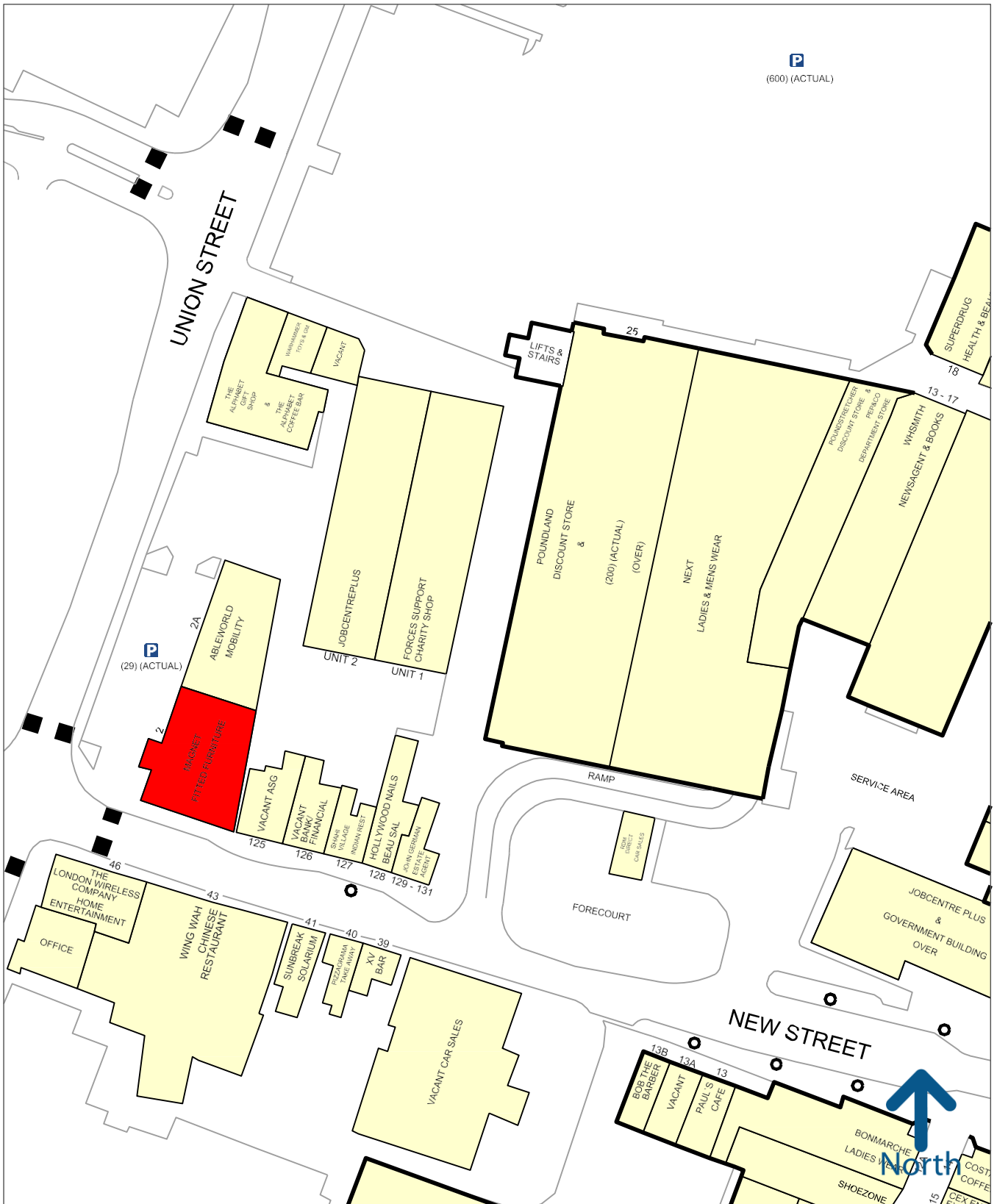
VIEWING

Strictly by prior appointment with **ROBERT ALSTON (07768 650446)**

EPC

A copy of the Energy Performance Certificate is available on request

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