

GADSBY NICHOLS



1 Station Street, Burton-upon-Trent, Staffordshire,
DE14 1AN

Superbly located former Toni & Guy hairdressing salon

Substantial upper floor salon/beauty area

Equipped with fixtures and fittings

1,553 sq. ft. / 144.3 sqm. salon/beauty space over the ground and first floor,
plus substantial basement offices, and ancillary areas

RENT - £27,500 pax

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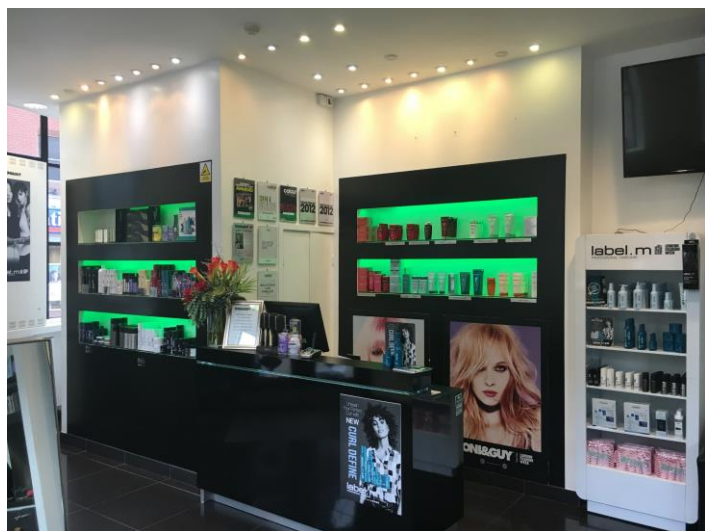
LOCATION

The popular Market Town of Burton-upon-Trent has a population of circa. 73,000 inhabitants (2011 census), and lies on the banks of the River Trent, on the borders of Derbyshire and Staffordshire. Station Street is a very popular pedestrianised, predominantly retail area of Burton, close to the entrance off Coopers Square and Burton Place shopping centres. Nearby occupiers include; McDonalds, Co-Operative Travel, Coral, and Costa Coffee. Ease of access is afforded to the A38, approximately one-mile distant, with the City of Derby approximately twelve-miles to the north.

DESCRIPTION

A superbly located corner unit enjoying frontage to Station Street, with return-frontage to High Street. The property occupies the ground and first floors of an attractive three-storey building, with useful basement office/storage facility. We understand the premises were previously a bank, and still retains interesting period features to create a very attractive unit.

The unit is particularly well appointed, being a former Toni & Guy hairdressing salon, with a significant amount of fixtures and fittings still in situ (a list of these can be made available on request). There are quality WC and kitchen facilities, with useful office areas within the basement.



ACCOMMODATION/FLOOR AREAS

The accommodation arrangements are as follows: -

Ground Floor	Salon	615 sq. ft.	57.2 sqm.
First Floor	Salon	938 sq. ft.	87.2 sqm.
TOTAL AREA		1,553 sq. ft.	144.3 sqm.
Basement		538 sq. ft.	50 sqm.

PLANNING

We understand that the property has existing use consent for A1 Retail, as defined by the Town and Country Planning

(Use Classes) Order 1987. This consent includes hairdressing salons.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property. Please note, the Agents have not carried out any tests, and no warranties are given or implied.

BUSINESS RATES

We understand from our enquiries of the Valuation Office Agency (VOA) website, that the property is assessed for non-domestic rating purposes as follows: -

Hairdressing Salon and Premises RV £20,250

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D95 (2017)

A copy of this certificate is available on request from the agent.

LEASE TERMS

The premises are available by way of a new lease, for a term to be determined, at an initial rent of £27,500 (twenty-seven thousand, five hundred pounds) per annum exclusive (pax).

VIEWINGS

Strictly by prior appointment with the sole agents:-

Gadsby Nichols

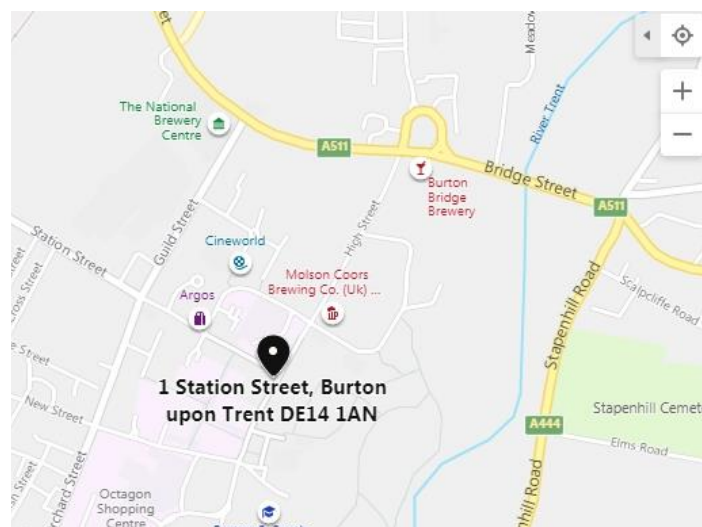
Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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