



Unit 27 The Old Flour Mills, Newton Road, Winshill, Burton-upon-Trent, Staffordshire, DE15 0TB

A small detached commercial building, within the picturesque Old Flour Mills, on the outskirts of Burton-upon-Trent.

Previously used as a beauty salon, and extends to 270 sq. ft. / 25.1 sqm.

Suitable for a variety of uses, subject to obtaining the necessary planning consent.

Has the benefit of two car parking spaces.

TO LET - £6,000 pax
(may sell)

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LOCATION

The property is situated within the grounds of the Flour Mills off Newton Road, within Winshill. The property lies immediately adjacent to the River Trent, and the main entrance serving the Flour Mills. The development as a whole, is a sympathetic conversion and restoration of the former Flour Mills, which have been put to housing and apartments. The site enjoys a riverside location and secured gated access off Newton Road. Burton-upon-Trent town centre is approximately two-miles to the east, and ease of access is afforded to the A444 and A511.

DESCRIPTION

Unit 27 is single-storey, of brick construction, under a pitched roof overlaid with clay tiles. The unit has timber-framed windows and personnel entrance door, and was previously used as a beauty salon, with a small reception area, stud partitioned wall providing treatment room, and to the rear of the property is a kitchen and WC. The property benefits from electric storage heaters, downlighting, and laminate flooring. Externally, the property has two dedicated car parking spaces.

ACCOMMODATION

The net internal area (NIA) is 270 sq. ft./25.1 sqm.

BUSINESS RATES

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

Beauty Salon and Premises	RV £2,050
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Please note, subject to satisfying certain criteria, the occupier could benefit from Small Business Rates Relief, and effectively, no rates will be payable.

SERVICE CHARGE

A service charge is levied to recoup the cost of maintaining and the upkeep of common part of the Flour Mills, and this includes landscaping, insurance, and so forth.

TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £6,000 (six thousand pounds) per annum exclusive (pax).

A sale of the freehold/long-leasehold interest may be considered. Further information can be made available upon request.

PLANNING

We understand that the property has existing use consent for D1 Non-Residential Institution, but other uses including B1a Offices, are considered appropriate, subject to obtaining the necessary planning consent.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

VALUE ADDED TAX (VAT)

All sums quoted are exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

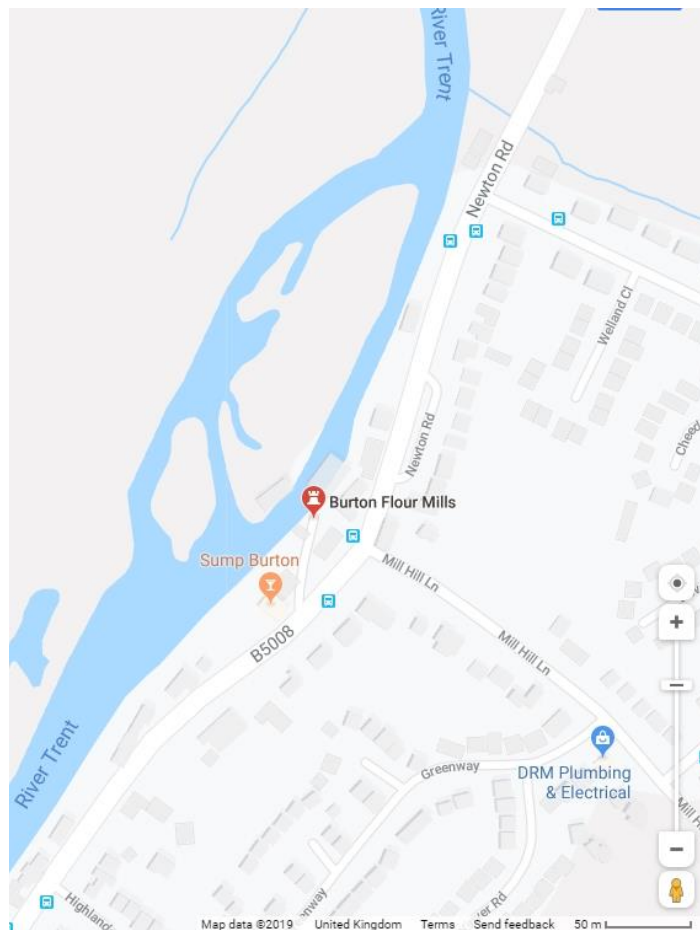
Tel: 01332 290390

Email: andrewnichols@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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