

ROADSIDE RETAIL OPPORTUNITY

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

RENT!

PROMINENT ROADSIDE GROUND FLOOR RETAIL OPPORTUNITY ON MAIN ARTERIAL ROAD

- Ground floor retail of 270 sq m (2,910 sq ft)
- Unit can be split to create two retail units of approximately 1,500 sq ft
- Adjacent to Sainsbury's Local
- Rear customer parking & servicing



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

LOCATION:

The property is located on the busy junction fronting both Horninglow Road and the A5121, Burton on Trent, adjacent to the Sainsbury's Local store.

The town of Burton on Trent is situated approximately 11 miles southwest of Derby and has a population of over 70,000 persons (census 2011).

DESCRIPTION:

The property comprises a ground floor, semi-detached retail unit with return frontage.

Internally, the retail area is predominantly open plan in nature with a kitchen and WC being provided to the rear.

The property is available as a whole or can be split to provide two separate ground floor retail units.

Externally, the property benefits from customer parking and service loading to the rear.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Sales:	270.3	2,910
Staff Facilities:	15.8	170
TOTAL:	286.1	3,080

The property can be split to create two units of approximately 1,500 sq ft if required.

TERMS:

The property is available on a new FRI lease for a term to be agreed.

RENT:

The property is available to rent at £45,000 for the whole or £25,000 if split.

RATES:

Rateable Value (Whole): £41,250

If the property is split, the rates are to be reassessed.

PLANNING:

Use class E.

VAT:

Vat is applicable to the rent.

EPC:

An EPC has been commissioned.

VIEWINGS:

For further information or to arrange a viewing, please contact heb Surveyors below, or our joint agents: (FHP) Tom Wragg – 01332 343 222 – Tom@fhp.co.uk



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THE PROPERTY

Little Burton

Promap LANDMARK INFORMATION

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.