



Princess Street

, Burton-On-Trent DE14 2NR

- Commercial Unit
- Open-plan layout – adaptable to suit your business
 - W/C facilities
- Courtyard parking available
- Approx. 78.75m² (6.3m x 12.5m)
- Kitchenette – convenient on-site facilities
- Dual access – added flexibility for operations

£650 Per Month

Council Tax Band: A EPC Rating: C

PROPERTY OVERVIEW

Unlock the potential of this versatile commercial unit at Princess Court. Offering a spacious open-plan layout with essential on-site facilities. This property provides the flexibility to adapt to a wide range of business needs.

Perfect for retail, e-commerce businesses, storage, studio use, or light commercial operations.

LOCATION & ACCESSABILITY

- Easy access to Burton town centre
- Close to local amenities
- Well-suited for businesses needing a practical and accessible base

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4959-7840-6854-8242-2356>

ADDITIONAL CHARGES

A non-refundable holding deposit of a week's rent to reserve a property. This is deductible from the first month's rent.

A refundable tenancy deposit of one month's rent.

£50 (inc VAT) charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.