



## FOR SALE

22 WATERLOO STREET, BURTON  
UPON TRENT, STAFFORDSHIRE, DE14  
2NA

**RETAIL** 413 SqFt (38.37 SqM)

### KEY FEATURES

- GROUND FLOOR PREVIOUSLY LET AS HOT FOOD TAKEAWAY
- SELF-CONTAINED FIRST FLOOR RESIDENTIAL FLAT
- SOLD WITH BENEFIT OF VACANT POSSESSION
- OFFERS AROUND £135,000

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## LOCATION AND DESCRIPTION

The property is located in Waterloo Street within a densely populated residential area. There is on-street car parking to the front of the premises.

## ACCOMMODATION

### GROUND FLOOR

Area	Sq Ft	Sq M
Sales Area	209	19.42
Preparation Area	92	8.55
Kitchen	74	6.87
Lobby / Store	38	3.53
<b>Total</b>	<b>413</b>	<b>38.37</b>

### FIRST FLOOR

The first-floor comprises a one bedroomed, self-contained residential flat.

## TENURE

The property is available for sale freehold.

## PRICE

Offers around £135,000.

Our client informs us that this transaction is not subject to VAT.

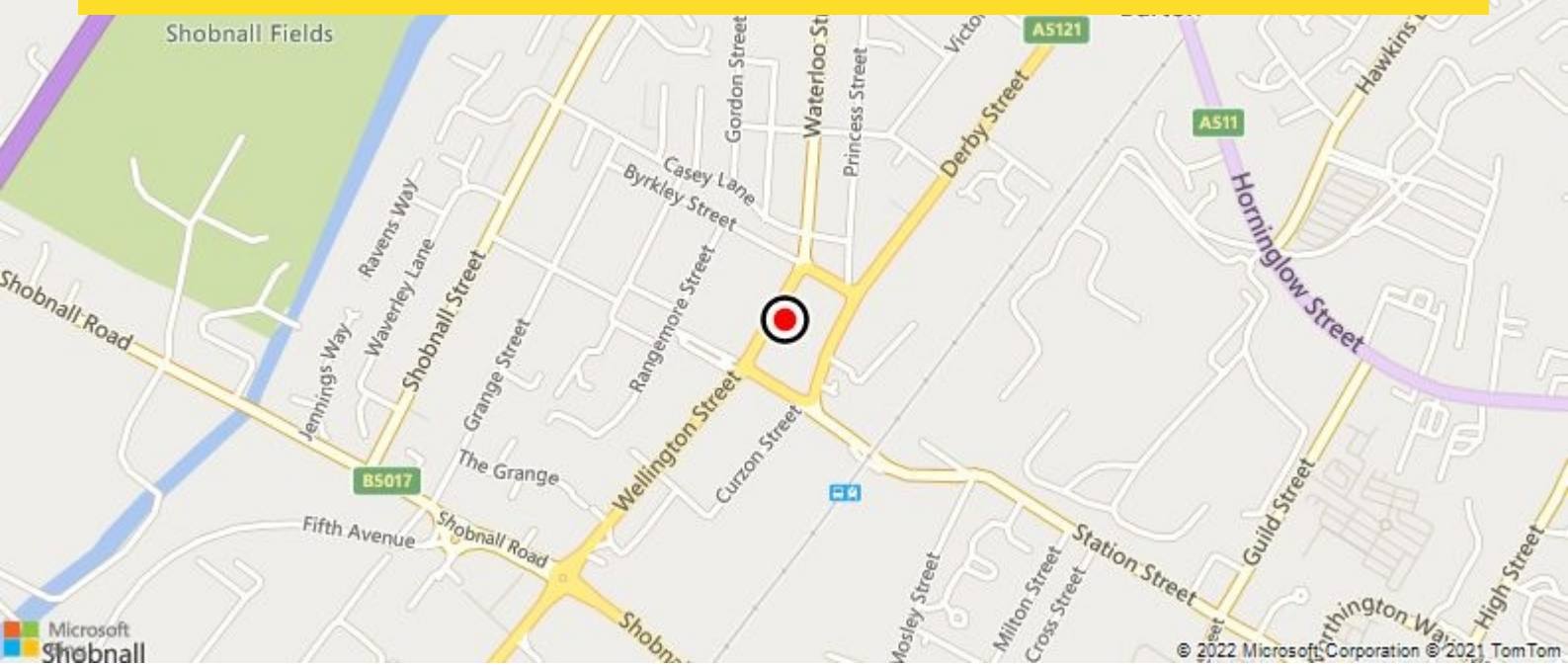
## ENERGY PERFORMANCE CERTIFICATE

The ground floor premises have an Energy Performance Certificate (EPC) of a grade E(111) and the first floor residential flat has an Energy Performance Certificate (EPC) of a grade D(68).

For a copy of the EPC, click on the link - <https://find-energy-certificate.digital.communities.gov.uk>

## LEGAL COSTS

Each party shall be responsible for their own legal costs.



## VIEWING

By appointment with Rushton Hickman Limited.



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