



FOR SALE

**22-23 HIGH STREET, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1HU**

DEVELOPMENT

**14,289 SqFt
(1,327.45 SqM)**

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KEY FEATURES

- 14,289 SQ. FT (1,327 SQ. M) SPACE LOCATED IN THE HEART OF BURTON UPON TRENT
- OFFERS IN THE REGION OF £350,000
- SUITABLE FOR A VARIETY OF USES INCLUDING REDEVELOPMENT
- EXCITING OPPORTUNITY TO ACQUIRE A FANTASTIC BUILDING

LOCATION

Burton upon Trent is an East Staffordshire town located approximately 18 km (12 miles) southwest of Derby, 43 km (27 miles) northeast of Birmingham, 40 km (25 miles) northwest of Leicester and 42 km (26 miles) southwest of Nottingham.

The subject property occupies a prime position on High Street, near the pedestrianised area of Station Street and nearby occupiers include McDonalds, JD Wetherspoons, HSBC, Lloyds Bank and Cooper Square Shopping Centre.

DESCRIPTION

The premises consist of a three-storey open plan space including ground floor sales, first floor office space, first floor warehouse to the rear and additional second floor space.

The property was formerly a bank and is suitable for a variety of different uses, including retail, leisure, offices as well as residential, subject to gaining all necessary consents.

There is rear pedestrian and motorised access, through a service area.

The property offers a purchaser an exciting opportunity to acquire a fantastic building within the heart of the town centre.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor Sales	5,359	497.85
First Floor Office Space	3,719	345.5
First Floor Former Warehouse	4,690	435.7
Second Floor	521	48.4
Total	14,289	1,327.45

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

SERVICES

Mains electricity, water and drainage are available to the premises.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £46,750.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to purchase by way of a 999 year Long Lease at a peppercorn rent with full vacant possession.

PRICE

The property is available to purchase at offers in the region of £350,000.

VAT

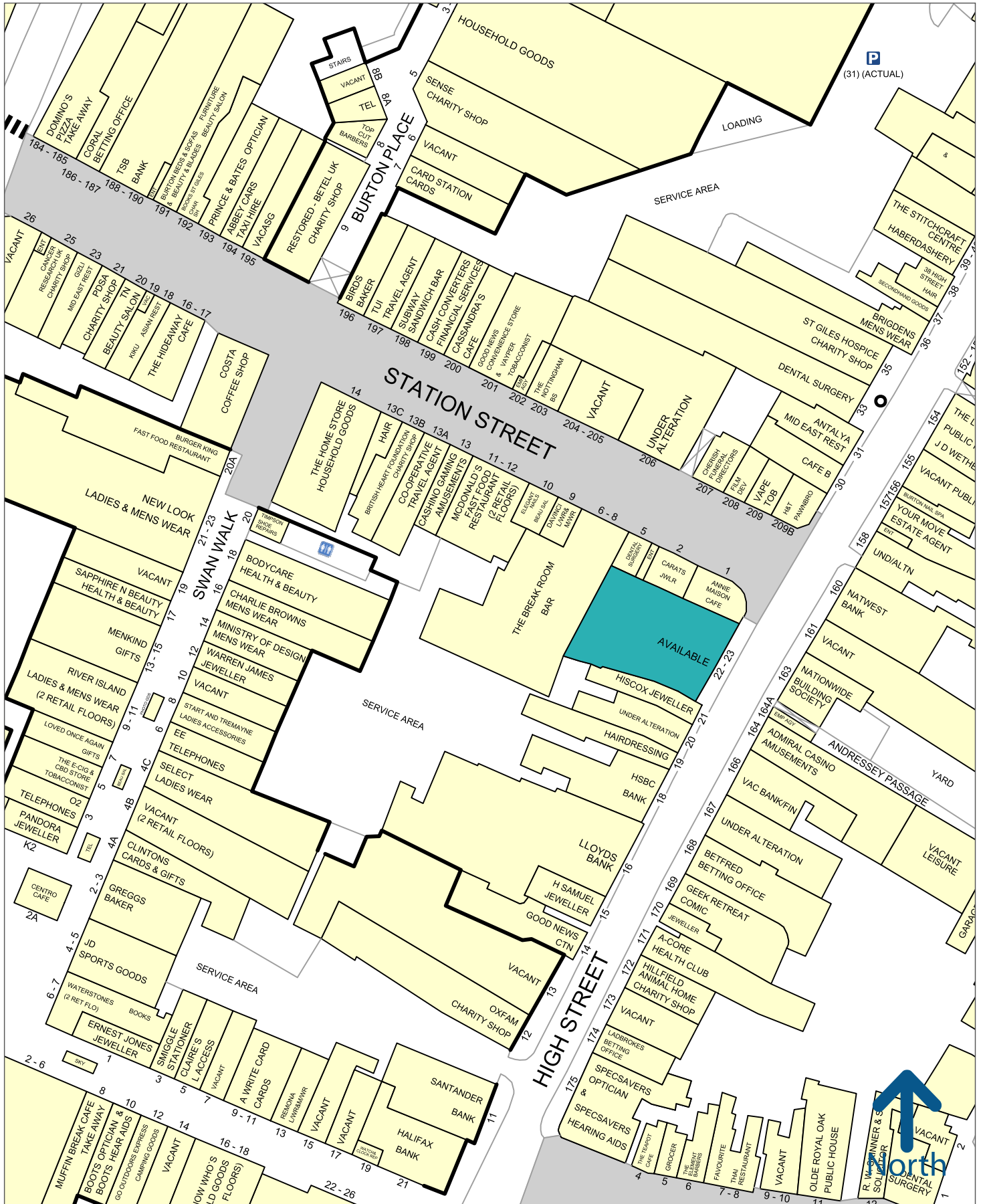
We are informed that VAT is not applicable on this transaction.

ENERGY PERFORMANE CERTIFICATE

The subject property has an EPC rating of E (121).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.

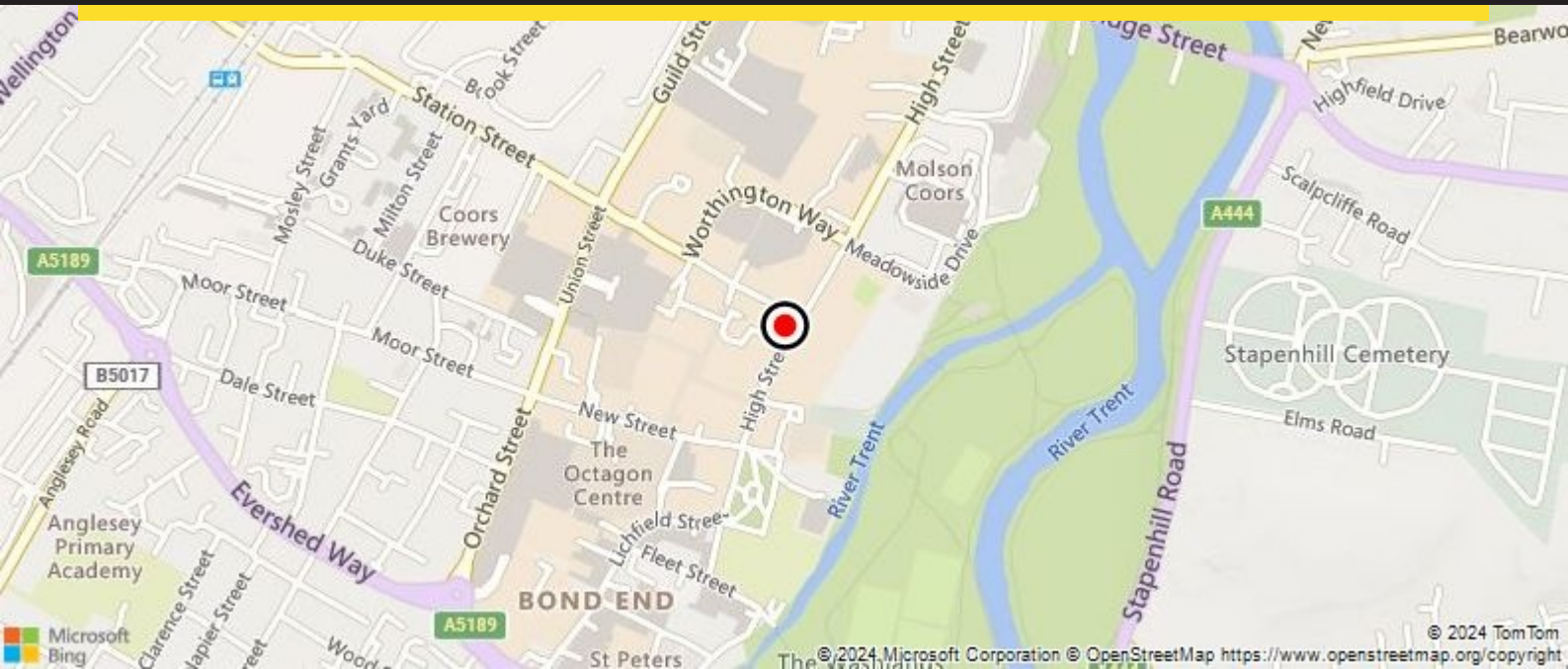


50 metres

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VIEWING

By appointment with Rushton Hickman Limited or joint agent, Rawstron Johnson - 0113 450 7000.



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