



FOR SALE

**FORMER ROBINS CINEMA, GUILD
STREET, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1NB**

INVESTMENT 17,040 SqFt (1,583.02 SqM)

KEY FEATURES

- RARELY AVAILABLE INVESTMENT
- PROMINENTLY LOCATED WITHIN BURTON'S NIGHTLIFE
- RENTAL INCOME OF £62,500 PER ANNUM, INCREASING TO £70,000 PER ANNUM, EXCLUSIVE
- AVAILABLE AT £795,000

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LOCATION

Burton upon Trent is the principle town in East Staffordshire, 12 miles southwest of Derby and 14 miles southeast of Uttoxeter.

More specifically, the subject property is situated within the heart of Burton upon Trent town centre at the corner of Guild Street and George Street. The property occupies a prominent position within Burton's nightlife, being close to other well regarded restaurants and bars including The Dial and Isabel's.

DESCRIPTION

This striking Grade II Listed property was constructed in 1935 and provides an income-producing investment currently utilised as a nightclub trading as "Lifestyle Bar".

The four-storey building is of brick elevations with stone dressings beneath a pitched tile roof and provides undoubted character both internally and externally.

The ground floor comprises an open plan nightclub along with serving area, stage, manager's office and WC facilities.

The upper floors are self-contained with its own ground floor entrance to the rear of the property accessed from George Street. The first and second floors are used as function / private hire space and provide a split-level auditorium, bar area, dancefloor, performance stage, kitchen and WCs.

The third floor comprises ancillary administrative and storage space.

ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Nightclub	4,770	443.13
First Floor - Function Suite	2,906	269.97
Second Floor - Club / Leisure Facility	8,772	814.92
Third Floor - Office & Ancillary	592	55
Total	17,040	1,583.02

SERVICES

We are advised all mains services are connected to the property.

TENURE

The property is available for sale subject to the existing lease which is as follows:

The subject property is let to Robins Events Limited by way of a 10 year lease commencing 9th September 2024. The lease is drawn on full repairing and insuring terms and provides a mutual break clause at the end of the fifth anniversary and a review date on 8th March 2029. The rent is stepped:

- 09/09/24 - 07/12/24 - £35,000 per annum, exclusive
- 08/12/24 - 07/03/26 - £62,500 per annum, exclusive
- 08/03/26 - 07/03/27 - £65,000 per annum, exclusive
- 08/03/27 - 07/03/28 - £67,500 per annum, exclusive
- 08/03/28 - 07/03/29 - £70,000 per annum, exclusive

Further lease details are available upon request.

PRICE

The property is available to purchase for a figure of £795,000

VAT

We are informed that VAT is applicable at the prevailing rate and all figures are quoted exclusive of VAT.

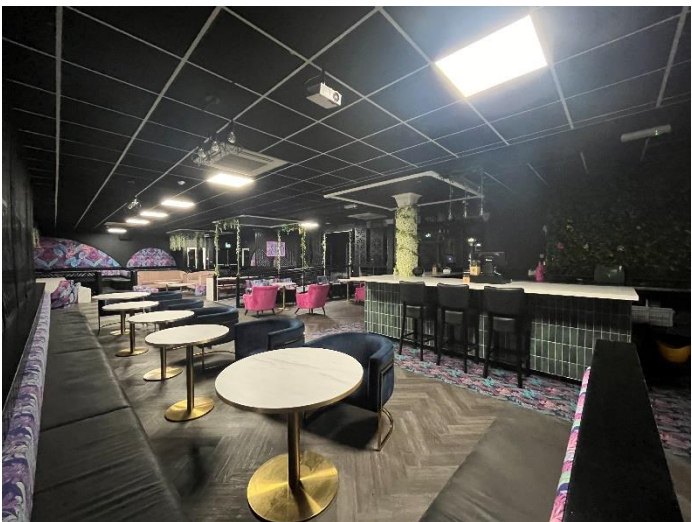
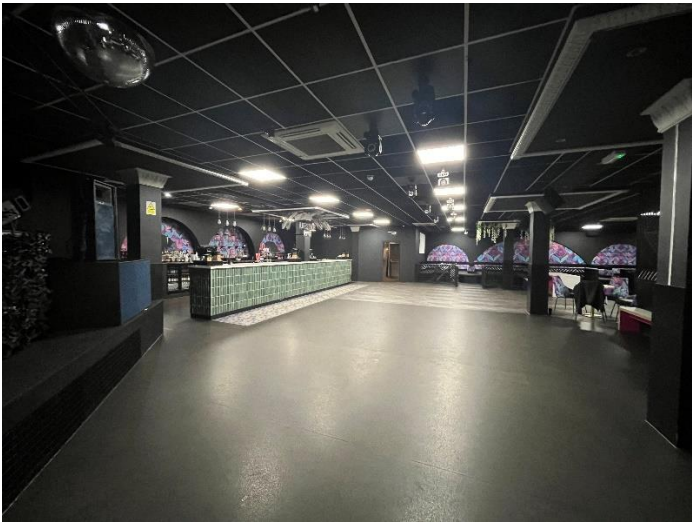
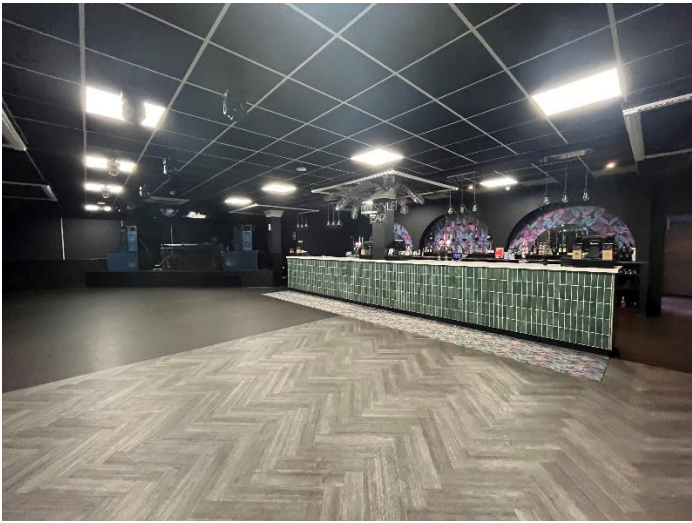
However, it is anticipated that this transaction will be treated as a TOGC.

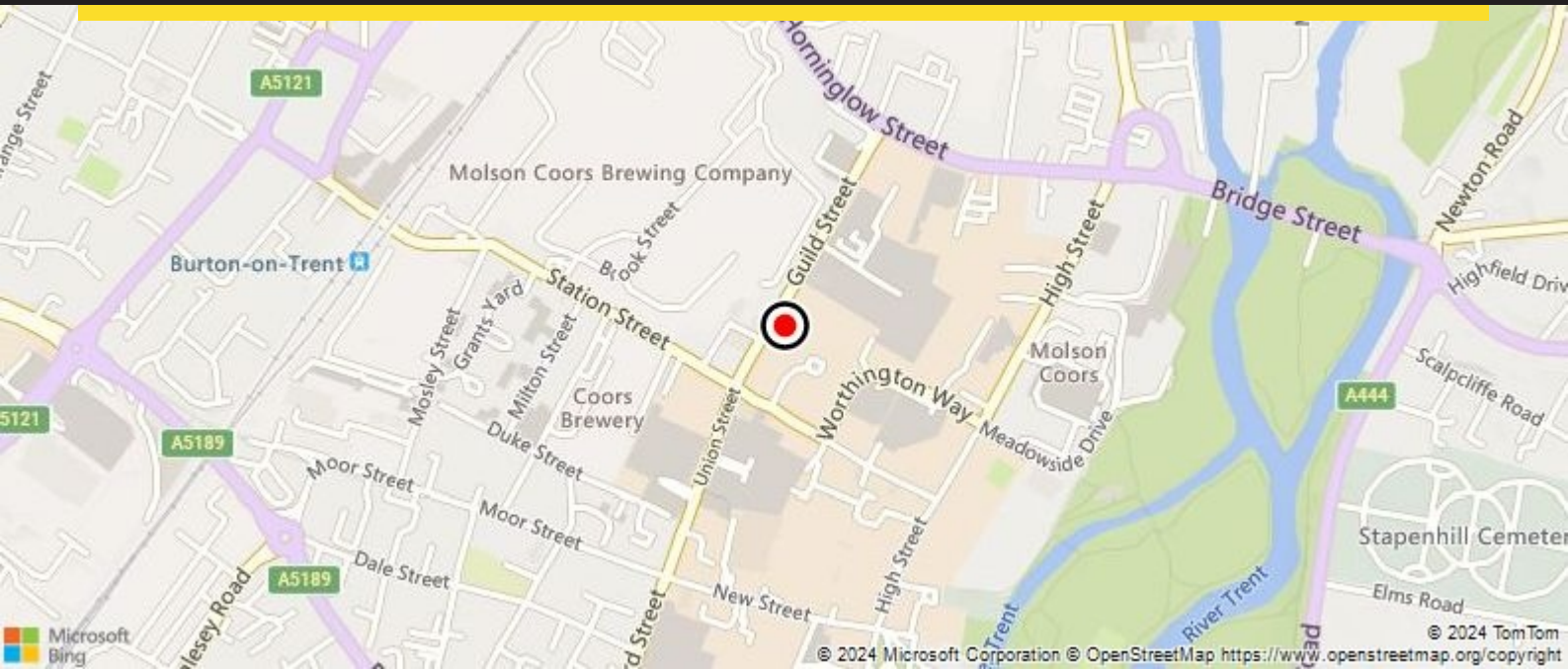
ENERGY PERFORMANCE CERTIFICATE

An EPC is not required as the building is Grade II Listed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.





VIEWING

Strictly by prior appointment with Rushton Hickman Limited.



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