

Retail Premises – For Sale/May Let
Subject to Vacant Possession

Barton Under Needwood 32 Main Street DE13 8AA

- Rare Opportunity to Acquire a Freehold commercial property in Sought after Village Location
- Prime position in heart of Village
- Potential residential conversion opportunity STP.



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LOCATION

The premises are situated on Main Street in the heart of Barton Under Needwood. This is the main arterial route through the village and is only minutes from the A38 trunk road.

DESCRIPTION

The property comprises a commercial unit arranged over ground and first floors consisting of ground floor retail accommodation together with ground and first floor ancillary accommodation.

The property is serviced via the side elevation via a shared access road.

ACCOMMODATION

Retail Sales	75.46 sq m	812 sq ft
Rear Ancillary	13.30 sq m	143 sq ft
First Floor	77.43 sq m	833 sq ft

TENURE

The premises are available by way of a sale of the freehold interest or via a new lease for a term of years to be agreed.

RENT/PRICE

Offers over £295,000

Rent on application



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RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value

£11,250

Interested parties should verify this information with the local rating authority.

EPC

C62

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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