



## FOR SALE

7-8 LICHFIELD STREET, BURTON UPON  
TRENT, STAFFORDSHIRE, DE14 3RE

REDEVELOPMENT /  
RETAIL / OFFICE

2,847 SqFt (264.49 SqM)

### KEY FEATURES

- REDEVELOPMENT OPPORTUNITY (STP)
- PRIME LOCATION IN THE HEART OF BURTON UPON TRENT
- OFFERS IN THE REGION OF £350,000

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## 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 premises occupies a prime position on Lichfield Street, which is a focal position of Burton upon Trent's town centre. The premises sit adjacent to Burton College and the town square, and within walking distance of the major shopping centres which include Coopers Square, The Octagon and Burton Place.

## DESCRIPTION

This is a fantastic opportunity to acquire a well-located property offering significant scope for residential redevelopment, subject to planning permission. This versatile building could also be utilised as an office or ground floor retail space and first floor residential, as it was previously occupied by a well established legal practice.

The property comprises a well presented three-storey premises of brick and pitched tile roof construction.

Internally, the ground, first and second floors host meeting rooms, offices, kitchens, and WC facilities.

To the rear of the property, there is a tarmacadam yard area, however, there is currently no vehicular access to this yard.

## 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	1,307	121.42
First Floor	1,228	114.08
Second Floor	312	28.98
<b>Total</b>	<b>2,847</b>	<b>264.48</b>

## 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

It is understood that all mains services are connected to the property.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £21,500.

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 freehold with vacant possession.

## PRICE

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

## VAT

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

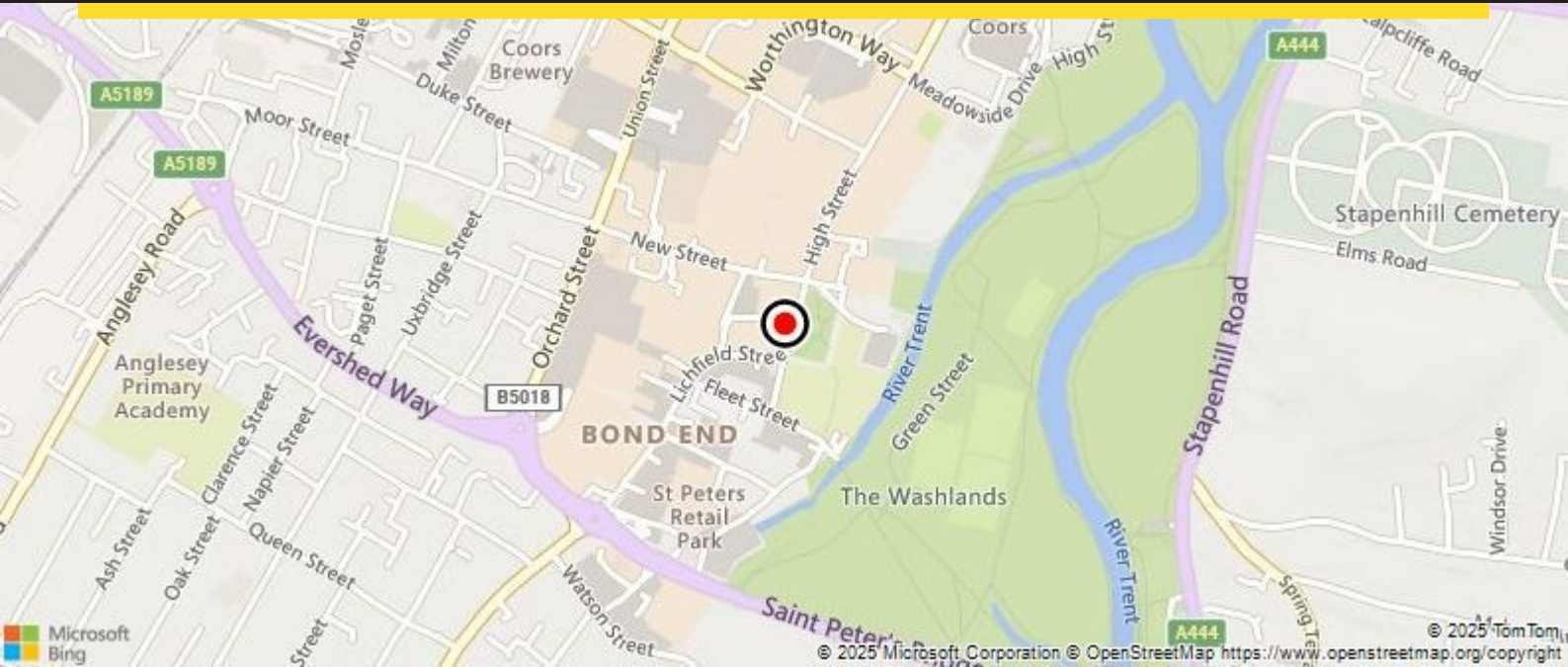
## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of E (105).

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman.



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