



FOR SALE

24/24A DERBY STREET, BURTON
UPON TRENT, STAFFORDSHIRE, DE14
2LA

INVESTMENT 550.24 SqFt (51.12 SqM)

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KEY FEATURES

- MULTI-LET MIXED USE INVESTMENT
- GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR RESIDENTIAL
- COMBINED RENTAL INCOME £17,400 PER ANNUM INCREASING TO £18,840 PER ANNUM IN JULY 2025
- GUIDE PRICE £250,000

LOCATION

The premises are situated on Derby Street, which is a focal residential and retail position of Burton upon Trent and is in close proximity to the town centre and train station.

It stands within a mix of surrounding uses, including retail shops, residential accommodation and sits opposite Lidl.

DESCRIPTION

The two-storey building sits in a parade of terraced properties, in an established retail and residential location.

The ground floor comprises a front of house barber shop with open glass frontage, LED lighting, hardcore laminate flooring, internal and external CCTV systems and seating for 4 barbers. The rear of the barber shop comprises a second storage room, WC and a modern kitchen facility.

The first floor comprises a self-contained one bedroom residential apartment which are accesses from its own side entrance.

The rear of the property houses additional land.

ACCOMMODATION

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

The retail accommodation is as follows:

Area	Sq Ft	Sq M
Barber Shop	386.85	35.94
Storage Room	62.32	5.79
Kitchen	101.07	9.39
Total	550.24	51.12

The first floor comprises a one-bedroom apartment to include a lounge, kitchen, bedroom, and shower room.

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.

The one-bedroom apartment falls within Council Tax Band A.

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

SERVICES

Mains electricity, water and drainage are connected to the premises. Interested parties are advised to make their own investigations to satisfy themselves for their suitability.

TENURE

The subject property is available to purchase subject to the existing tenancies:

Ground Floor Retail Unit

Let on a lease for a term of ten years from 1st August 2024 at a current rental of £9,600 per annum, exclusive and increasing to £11,040 per annum, exclusive on 31st July 2025.

The tenant is responsible for internal repairs and decoration, along with the external repairs and decoration to the shop front.

First Floor Residential Flat

Currently let to a long-term tenant at a rental of £150 per week (£7,800 per annum).

The combined rental income is £17,400 per annum, increasing to £18,840 on 31st July 2025.

PRICE

The property is available to purchase at offers in the region of £250,000.

VAT

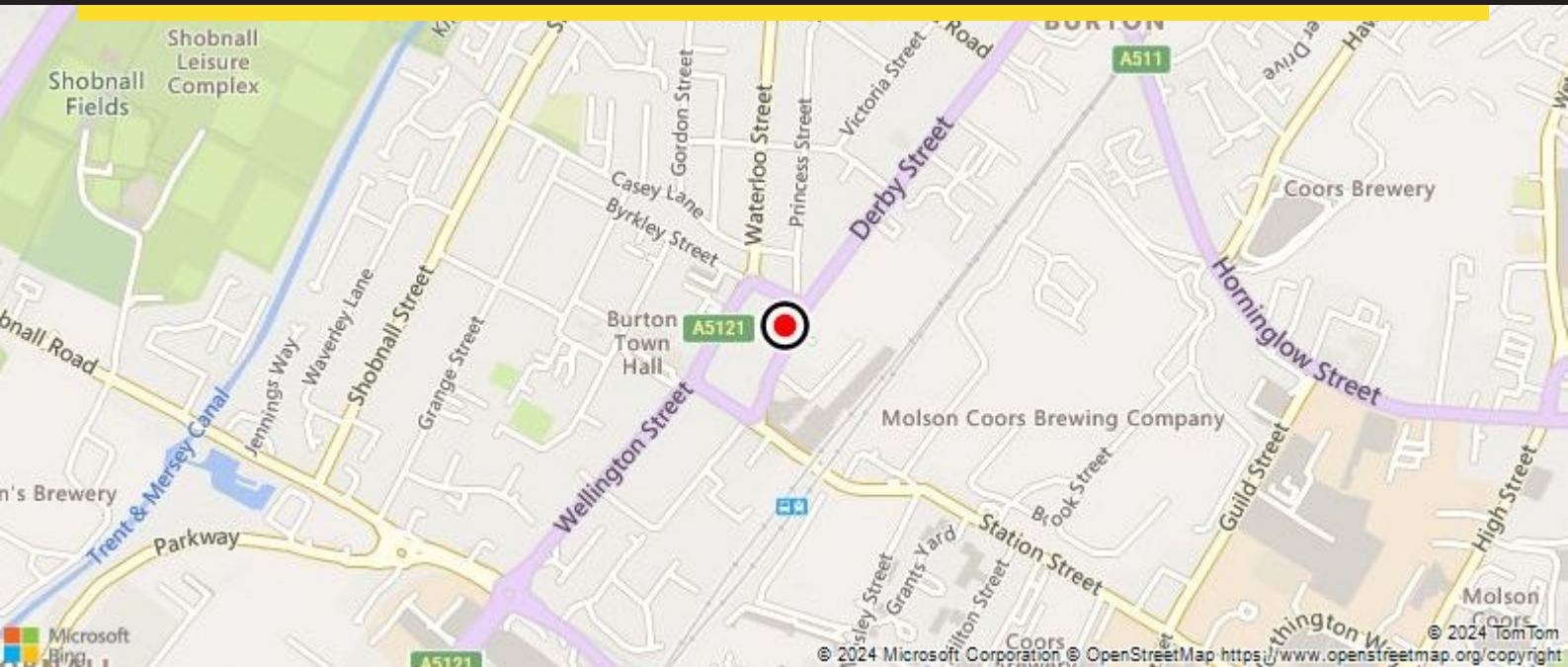
We are informed that VAT is not applicable on this transaction.

ENERGY PERFORMANCE CERTIFICATE

The commercial property has an EPC rating of C (53) and the residential property has an EPC rating of 61 (D).

LEGAL COSTS

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



VIEWING

Viewing is via sole agents Rushton Hickman.



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