



FOR SALE

**55 NEW STREET, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 3QY**

OFFICE 680 SqFt (63.17 SqM)

KEY FEATURES

- GROUND FLOOR SALES AREA 278 SQ. FT
- LOCATED IN A POPULAR RETAIL PARADE, ON THE EDGE OF THE TOWN CENTRE
- GUIDE PRICE £90,000
- SUITABLE FOR A VARIETY OF USES

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LOCATION

The property is situated in a popular retail parade in New Street, which is located on the edge of Burton upon Trent town centre, with a variety of retail, hot food takeaways and residential accommodation nearby.

The entrances to the Octagon shopping centre and Coopers Square are less than 400 yards from the property.

DESCRIPTION

The subject property comprises a two-storey building, featuring a single-glazed shopfront incorporating a wooden single pedestrian door, with an outdoor courtyard, accessible via the rear door.

Internally, the ground floor has an open plan retail area and store to the rear, whilst the first floor benefits from a staff room, storeroom, kitchen and WC facilities.

The accommodation is currently utilised as an office with a combination of carpet tiles and wood-effect laminate flooring and is equipped with a gas central heating system and LED lighting.

There is on-street car parking further along New Street, as well as public pay-and-display car parks nearby.

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
Total	680	63.17

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 £3,500.

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 at a guide price of £90,000.

VAT

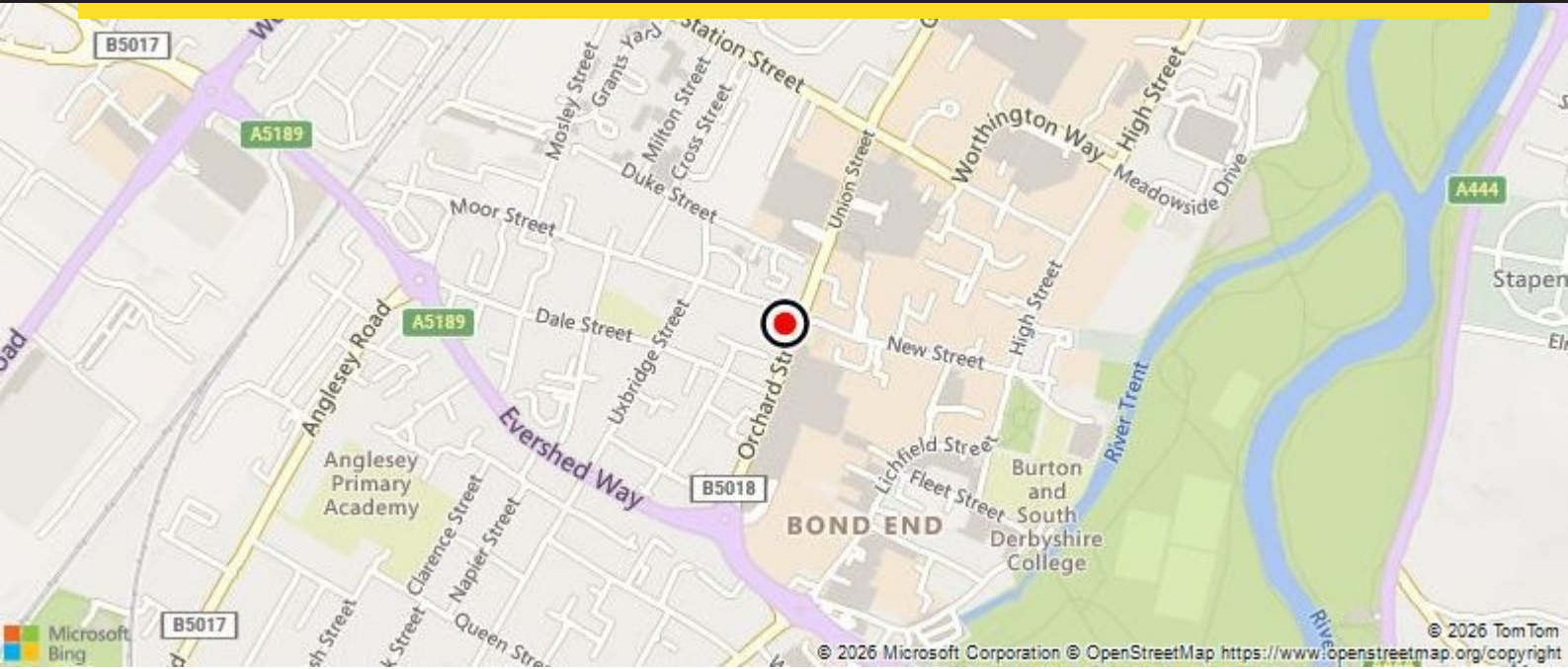
We are informed that VAT is not applicable on this transaction.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (94).

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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