

FOR SALE OR TO LET

(LONG LEASEHOLD INTEREST)

HIGH QUALITY OFFICE ACCOMMODATION SUITABLE FOR RETAIL, PROFESSIONAL SERVICES OR HEALTH & BEAUTY USES



CELEBRATING **30** YEARS **OF PROPERTY CONSULTANCY**

186 Horninglow Street
Anson Court
Burton on Trent
Staffordshire, DE14 1NG



PRICE: £225,000 / RENT: £14,950 PA

“YEAR ONE RENT OF £9,950 PA FOR MINIMUM 3 YEAR LEASE TERM”

- An attractive, Grade II listed building prominently located in this award-winning development.
- On-site parking facilities in this substantial courtyard carpark and EV charging points to be installed.
- Comprising approximately 182.80m² / 1,967 sq ft net internal.
- Within walking distance of Burton on Trent town centre. Suitable for a variety of uses.
- Attractive outside seating areas providing valuable break out space.
- For a video tour of the Anson Court development, please follow this Vimeo link: <https://vimeo.com/817080471>



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Location

Anson Court is situated to the northern fringe of the town centre forming part of the Conservation Area in what is a mixed commercial and residential area. It is close to all local amenities and within convenient travelling time of the A38, Clay Mills intersection.

Description

A Grade II Listed building, the premises comprise a double fronted, mid terraced property of predominately three storey brick construction, rendered to the front elevation and with a pitched, tile clad roof. There are a mixture of single glazed, timber framed and metal casement windows, strip window blinds, power and data service points, a gas fired central heating system, carpet covered floors to the majority of the accommodation and original features including half timbered walls and beamed ceilings. Toilet and staff facilities are located on the ground floor.

Externally there is a large car park which can be accessed from Wetmore Road and to the rear of the premises are 7 allocated parking spaces.

A plan of the demise and parking spaces is incorporated within the Ground Lease.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor:

Sales Area: 35.30m² (380 sq ft)
Kitchen: 12.90m² (139 sq ft)

Rear Office: 12.70m² (136 sq ft)
Toilets: n/m

Total: 60.90m² (655 sq ft)

First Floor:

Offices: 81.40m² (876 sq ft)

Second Floor:

Offices & Stores: 40.50m² (436 sq ft)

Total: 121.90m² (1,312 sq ft)

Overall Total (net internal): 182.80m² (1,967 sq ft)

There is also a cellar which is accessed externally to the rear of the premises.

Services

All mains services are connected to the premises.

There is a gas fired central heating system, predominantly fluorescent strip lighting throughout, power and data points and also fire and security alarm systems.



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Rates

Current Rateable Value: £16,000

New Rateable Value with effect from 1 April 2026: £20,500

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.

Energy Performance Certificate

An Energy Performance Certificate is not required as the property is a Grade II listed building.

Ground Lease

The premises are held on a ground lease for a term of 999 years from the 27th March 1997 at a peppercorn rent. In accordance with the covenants of the lease there is a service charge applicable in respect of the maintenance, repair, decoration, security and management of the Anson Court development and the individual service charge is calculated on a pro rata basis relative to the floor space occupied against the whole Development.

A copy of ground lease is available upon request and we can confirm that the service charge for the current financial year end March 2025 is £2,337.80 plus VAT.

Terms

Long Leasehold Interest Sale

£225,000.

Lease

Alternatively, the premises are available on a full repairing and insuring lease for a flexible term at an initial rent of £14,950 per annum exclusive which will be subject to upward only review at three yearly intervals.

The rent is to be payable quarterly in advance by standing order.

Value Added Tax

The sale price and rent will be subject to value added tax.

Rent Deposit Agreement

In the event of a letting a rent deposit may be required subject to status of tenant.

References

In the event of a letting the Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

In the event of a sale or a letting each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.



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Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Tel: 01283 500030
Email: burton@salloway.com

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This brochure is intended to be a guide only so please read these important notes:

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