

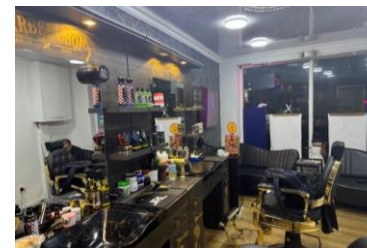
FOR SALE

RETAIL / RESIDENTIAL INVESTMENT



CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

19 Lower High Street
Tutbury
Burton on Trent
Staffordshire, DE13 9LS



Price: £450,000 for the Freehold Interest

- Retail investment currently producing £25,800 per annum exclusive.
- An estimated rental value when fully let of £41,000 per annum exclusive.
- Excellent location in the centre of Tutbury.
- Net internal floor area of approximately 368.73m² / 3,969 sq ft.



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com



Location

The historic village of Tutbury is most closely associated with the medieval roots of Tutbury Castle, which is now an increasingly popular tourist attraction. It is situated on the East Staffordshire and Derbyshire border, lying some 5 miles from Burton on Trent, 8 miles from Derby and within easy reach of the A50 and A38 trunk roads. The premises occupy a prominent trading position on Lower High Street in the centre of Tutbury and in close proximity of public car parking facilities.

Description

The premises comprise a Grade II Listed, two storey building of traditional brick construction with timber, single glazed frontages surmounted by a pitched, tile clad roof.

The ground floor comprises three retail units with currently two occupiers, a barber and a hot food takeaway. The remaining unit is currently vacant.

In addition, to the rear of the ground floor is a one-bedroom apartment which is currently vacant.

The upper floor of the property comprises a large, six-bedroom apartment which is currently let.

The property currently produces an income of £25,800 per annum exclusive from the three, different occupiers. However, when fully the estimated rental value is approximately £41,000 per annum exclusive.

Lease documentation can be provided upon request.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

| | |
|------------------------|---------------------------------|
| Vacant Retail Unit: | 39.22m ² / 422 sq ft |
| Tutbury Grill: | 55.93m ² / 602 sq ft |
| Barbers Shop: | 17.43m ² / 188 sq ft |
| Residential Apartment: | 54.75m ² / 589 sq ft |

First & Second Floor

| | |
|------------------------|------------------------------------|
| Residential Apartment: | 201.40m ² / 2,168 sq ft |
|------------------------|------------------------------------|

Overall Total (net internal) 368.73m² / 3,969 sq ft

Services

Mains electricity, water, gas and drainage are connected to the premises.

Rates

The premises have the following Rateable Values and Council Tax Bandings:

| | |
|---------------------------------|--------|
| Unit 1 (Vacant): | £6,100 |
| Unit 2: | £6,400 |
| Unit 3: | £3,750 |
| Ground Floor Apartment: | Band A |
| First & Second Floor Apartment: | Band A |

(East Staffordshire Borough Council)



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com



RICS



**DEALS
WINNER**

Energy Performance Certificates

The property has the following energy performance ratings:

Unit 1: Band C

Unit 2: Band C

Unit 3: Band C

Ground Floor Apartment: Band D

First & Second Floor Apartment: Band D

Copies of the energy performance certificates are available upon request.

Price

£450,000 for the freehold interest.

Value Added Tax

The sale price will not be subject to value added tax.

Legal Costs

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.

Viewings

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

Salloway:

Tel: 01283 500030

Email: burton@salloway.com

5506/1-127
522004



184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com





184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

salloway.com

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

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No.

