

## 22-23 HIGH STREET • BURTON • DE14 1HU



### LOCATION

Burton Upon Trent is a popular market town located approximately 12 miles south of Derby and 35 miles north of Birmingham. The town has a population of approximately 76,270 (Census, 2021).

Burton has an extensive retail offering with the likes of **Next**, **Primark**, **JD Sports** and **Marks Spencer** all trading in the town.

The subject property occupies a prime position fronting the High Street near the pedestrianized Station Street, in the heart of Burton's prime retail core.

Nearby occupiers include **McDonalds**, **Co-operative Travel**, **Costa Coffee**, and **JD Wetherspoons**.

### PRICE

Offers in the region of £350,000 are invited for a 999 year Long Leasehold interest at a peppercorn rent with full vacant possession.

### ACCOMODATION

The property is arranged over ground floor, first floor, and second floor space, providing the following net internal areas:

|                                     |                         |
|-------------------------------------|-------------------------|
| <b>Ground Floor Sales</b>           | 5,359 sq.ft. (598 sq.m) |
| <b>First Floor Office Space</b>     | 3,719 sq.ft. (346 sq.m) |
| <b>First Floor Former Warehouse</b> | 4,690 sq.ft. (436 sq.m) |
| <b>Second Floor</b>                 | 521 sq.ft (48 sq.m)     |

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £46,750**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

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

### VAT

All figures quoted are net of VAT, but VAT may be payable in respect of this property.

### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

Or our joint agent Rushton Hickman on 01283 517 747

**SUBJECT TO CONTRACT**

# FOR SALE - TOWN CENTRE REDEVELOPMENT OPPORTUNITY



50 metres  
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Experian Goad Plan Created: 03/04/2024  
Created By: Rawstron Johnson

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