

**For Sale Freehold**  
**Investment Property**  
**2,350 sq ft (218 sq m) Net**

176 Station Street, Burton on Trent, DE14 1BN



- A substantial two storey property occupying a prime trading position in Burton's town centre
- Located opposite the Cooper's Square Pay & Display Car park
- The property is occupied by way of an existing lease for a term of 6 years expiring April 2028

## Location

Burton on Trent is a large town, approximately 15 miles south west of Derby, having a population in the region of 72,000 situated within the Borough of East Staffordshire, adjacent to the A38 dual carriageway.

The premises are located on Station Street adjacent The Dial Restaurant and amidst a host of local, independent retailers.

The Coopers Square Shopping Centre car park is opposite as well as the Burton Place retail scheme.

## The Premises

The subject premises comprise a two storey property of traditional brick construction.

Internally, the accommodation is arranged to provide a ground floor lock sales shop together with rear kitchenette, staff room, WC and separate hand wash area.

The first floor is arranged to provide an open plan salon area together with kitchen and WC and a rear corridor provides access to a laundry room and three treatment/store rooms.

There is a tarmac surfaced yard area to the rear of the property over which the adjoining property has a right of way.

## Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

### Ground Floor:

Sales Area 1,158 sq ft (83 sq m)

Ancillary 100 sq ft (9 sq m)

### First Floor:

Salon/Sales Area 740 sq ft (69 sq m)

Kitchenette 15 sq ft (1.4 sq m)

Treatment Rooms/Ancillary 337 sq ft (31 sq m)

**TOTAL NIA 2,350 SQ FT (218 SQ M)**

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

## Services

We believe all mains services are available and connected.



## Energy Performance Certificate (EPC)

The premises have been assessed as follows:

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 109 This is how energy efficient the building is.

## Lease Terms

The whole of the premises are occupied by way of a lease for a term of 6 years from July 2022 at an annual rental at the rate of £16,500 exclusive.

The Tenant is responsible for the repair, maintenance, redecoration and upkeep of the interior together with the shop front, shop front glass, doors, door frames and fittings, windows and window frames and fittings within exterior walls and the rear yard.

## Sub-Lease

The Head Tenant has sub-let first floor salon area.

## Price

£165,000 for the freehold interest which is subject to the existing lease arrangements.

## Identity checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents and proof, and source, of available funds

## More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555 / 07855 550538



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