



**The Ritz, Guild Street, Burton-on-trent, Staffordshire DE14 1NA**

## **Restaurant & Leisure Opportunity**

- ▶ **Former Cinema of 16,041 Sq Ft**
- ▶ **Will split to provide:**
- ▶ **Restaurant 6,866 sq ft (637.8 sq m)**
- ▶ **Club/leisure 7,397 sq ft (687.2 sq m)**  
**Function suite 1,778 sq ft (165.1 sq m)**

For enquiries and viewings please contact:



**Chris Wright**  
01332 362244  
[cwright@innes-england.com](mailto:cwright@innes-england.com)



**Victoria Leeming**  
01332 362244  
[vleeming@innes-england.com](mailto:vleeming@innes-england.com)

## Location

Burton on Trent is a town in the East Staffordshire District, 12 miles southwest of Derby and 14 miles southeast of Uttoxeter.

Guild Street is a predominantly commercial location c0.3 miles north of Burton Town Centre. Surrounding occupiers include; The Grail Court Hotel, Sainsbury's and range of high street retail, financial and professional uses.

Burton's rail station is just 0.4 miles to the northwest, ample bus stops and public car parking is close by.

## Description

The ground floor comprises of a fully fitted restaurant and banqueting hall. This air-conditioned accommodation benefits from a meet and greet reception, managers office, bar (with provision for a cellar), dining area for c 180 covers, buffet servery area and commercial kitchen with food prep area and cold storage. The accommodation is finished a high standard and is self-contained with its own metered supplies and WCs.

The Middle Hall comprises a first floor air conditioned function room with bottle bar, Male Female and disabled WC's.

The second floor comprises a split-level auditorium with bar, kitchen, locker room, performance stage, dance floor and WC's. This space is suitable for hosting corporate or sporting events such as boxing STP.

## Accommodation

	Sq M	Sq Ft
GF - Restaurant	637.9	6,866
FF - Function	165.2	1,778
FF - Club/Leisure	687.2	7,397
<b>Total</b>	<b>1,490.2</b>	<b>16,041</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

## Services

We are advised all mains services are connected to the property, the ground floor restaurant has its own metered supply.

## Planning

We understand the premises benefits from A3 (Restaurant) and A4 (Drinking establishment) use under the Town and Country Planning (Use Classes) Order 1987 but is imminently suitable for a range of leisure uses STP.

The property is Grade II Listed.

## Tenure

The premises is available to let as a whole or in part by way of a new lease for number of years to be agreed.

## Business Rates

The property is currently shown on the VOA website as having a rating assessment for the whole of: £90,000. The vendor is in the process of appealing this assessment.

## Price

The premises are available to rent for £50,000 Per Annum exclusive for the whole.

Alternatively the ground floor restaurant (fixtures and fittings available by negotiation) is available to rent for £30,000 Per Annum exclusive; the function suite & leisure facility for £30,000 Per Annum.

Freehold is available to purchase for £800,000.

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

An EPC is not required as the building is Grade II listed.

## Our 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.

Date Produced: 27-Mar-2018





