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**PROPERTY CONSULTANTS**

# **FOR SALE/TO LET**

## **TOWN CENTRE OFFICE PREMISES/ DEVELOPMENT OPPORTUNITY**

**57-60 HIGH STREET  
BURTON UPON TRENT  
STAFFORDSHIRE  
DE14 1JS**



- **THREE STOREY TOWN CENTRE OFFICE BUILDING**
- **TOTAL NET INTERNAL FLOOR AREA APPROXIMATELY 6,099 SQ FT (566.6 SQ M)**
- **24 ALLOCATED CAR PARKING SPACES TO REAR**
- **POTENTIALLY SUITABLE FOR CONVERSION TO RESIDENTIAL USE SUBJECT TO CHANGE OF USE PLANNING CONSENT**
- **AVAILABLE ON NEW LEASE**
- **RENTAL OFFERS AROUND £67,100 PER ANNUM EXCLUSIVE OF BUSINESS RATES**
- **OFFERS FOR THE FREEHOLD IN THE REGION OF £695,000**
- **EPC GRADE - D(83)**

## **57-60 HIGH STREET, BURTON UPON TRENT, STAFFORDSHIRE**

### **SITUATION AND DESCRIPTION**

This 3 storey office building is situated in the town centre of Burton Upon Trent and has the benefit of 24 allocated car parking spaces in a shared rear car park.

The property is situated opposite offices occupied by Molson Coors with another office building to the south and a property converted to residential use to the north.

### **ACCOMMODATION**

The premises are predominantly 3 storey with a 2 storey extension to the rear. The building has a total net internal floor area of approximately **6,099 sq ft (566.6 sq m)** comprising as follows:

Ground Floor - 2,040 sq ft (189.5 sq m)

1st Floor - 2,514 sq ft (233.5 sq m)

2nd Floor - 1,545 sq ft (143.5 sq m)

The premises have a mixture of open plan and cellular partitioned office accommodation with ancillary kitchen and toilet facilities.

The building has the benefit of 24 allocated car parking spaces in the rear shared car park which is barrier controlled.

The premises are suitable for occupation for by an office user or potentially for conversion to residential use, subject to change of use planning consent.

### **SERVICES**

Main electricity, water drainage and gas are available to the premises.

### **LEASE TERM**

The premises are available on a new fully repairing and insuring Lease for term of years to be agreed incorporating 3 yearly rent reviews.

### **RENTAL**

Rental offers invited in the region of £67,100 per annum exclusive of Business Rates.

### **PRICE**

Offers are invited for the freehold interest, with the benefit of vacant possession, in the region of £695,000.

### **VAT**

The property is VAT elected and therefore VAT will be payable on either the rental or purchase price.

**ENERGY PERFORMANCE  
CERTIFICATE**

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at [www.ndepcregister.com](http://www.ndepcregister.com) using the postcode of the property.

**LEGAL COSTS**

In relation to a letting:

The ingoing tenant to be responsible for their own and the Landlord's reasonable legal costs.

In relation to a sale:

Each party to be responsible for their own legal costs incurred in the transaction.

**VIEWING**

By appointment with Rushton Hickman Limited

**REFERENCE**

C1742 - 27112019

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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