

Tel:
01283 517747
Fax: 01283 517656



E-mail:
property@rushtonhickman.com

Website:
www.rushtonhickman.com

PROPERTY CONSULTANTS

FOR SALE

FREEHOLD INVESTMENT

**157 HIGH STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 1JE**



- **LET TO YOUR MOVE FOR 15 YEARS FROM 29 SEPTEMBER 2006**
- **CURRENT RENTAL INCOME £23,500 PER ANNUM**
- **TOWN CENTRE LOCATION**
- **PRICE £235,000**
- **EPC GRADE - C(60)**

157 HIGH STREET, BURTON UPON TRENT, STAFFORDSHIRE

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|---------------------------------------|--|
| SITUATION AND DESCRIPTION | This 3 storey investment property is situated in the town centre of Burton Upon Trent close to the main Coopers Square Shopping Centre. Nearby occupiers include Barclays Bank, Specsavers, Natwest Bank and H Samuel. |
| ACCOMMODATION | <p>The premises comprise a ground floor retail unit with accommodation as follows:</p> <p>Retail sales area - 1,109 sq ft (103.03 sq m) Kitchen - 67 sq ft (6.22 sq m) WC facilities</p> <p>The upper floors of the building have been sold on separate 125 year leases.</p> |
| TENURE | <p>The property is available for sale freehold subject to the existing leases as follows:</p> <p>Ground Floor - Let to Your-Move.co.uk Limited for a term of 15 years with effect from 29 September 2006 at a current rental of £23,500 per annum exclusive of rates.</p> <p>The tenant is directly responsible for internal repairs and for reimbursing the Landlord a fair proportion of the cost for all the external maintenance of the building.</p> <p>First Floor - Terms are agreed to sell the first-floor on a 125 year lease at an annual ground rent of £100 per annum.</p> <p>Second Floor - Sold on a 125 year lease with effect from 15 March 2007 at an annual ground rent of £100 per annum.</p> <p>The total income for the building as a whole is currently £23,700 per annum.</p> |
| PRICE | £235,000 |
| 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.ndepregister.com using the postcode of the property. |
| LEGAL COSTS | Each party to be responsible for their own legal costs incurred in the transaction. |
| VIEWING | By appointment with Rushton Hickman Limited |
| REFERENCE | C1721 - 25092019 |

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

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All prices and rents are expressed net of VAT.

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