

FOR SALE / TO LET

GROUND FLOOR RETAIL ACCOMMODATION



CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

19 Waterloo Street
Burton on Trent
Staffordshire, DE14 2NA



Anwar Hussain MRICS

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Rent: £595.00 per calendar month (Ground Floor only) No VAT

For Sale: Ground Floor with 2 Bedroom First Floor Flat £179,500

- Ground floor retail accommodation comprising approximately 28.36m² / 305 sq ft net internal.
- External store 21.13m² / 277 sq ft.
- Suitable for a variety of retail trades.
- Prominent location on Waterloo Street, close to all local amenities and opposite Burton Town Hall.

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

The property is prominently located fronting Waterloo Street within a mix of retail premises in a densely populated residential area approximately 0.5 miles from the town centre and within easy reach of the A511 and A38 trunk roads. The property is directly opposite Burton Town Hall.

Description

The property comprises a ground floor retail shop with a UPVC double glazed shop front, laminate flooring, plastered and painted walls and ceilings with ceiling lights. There is no heating within the retail premises. In addition, there is an external wc to the rear of the property as well as an external store.

The flat comprises one double bedroom and a second single bedroom and lounge. There is a large kitchen and bathroom located on the ground floor.

The property benefits from a rear garden and BBQ area.

The estimated rental value is approximately £750.00 per calendar month.

Accommodation (Ground Floor Retail)

All areas referred to in these particulars are approximate.

Retail Area:	28.36m² / 305 sq ft
External Store:	21.13m² / 277 sq ft
External wc:	n/m

Total (net internal):	49.49m² / 582 sq ft
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Services

Mains electricity, water and drainage are connected to the property.

Rates

The premises have the following Rateable Value and Council Tax Banding:

Ground Floor Retail Unit:	£2,500
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(1 April 2026 to present)

First Floor Flat:	Band A
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For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.

Energy Performance Certificate

The property has an energy performance rating of Band C.

The first floor flat has an energy performance rating of Band D.

A copy of the energy performance certificates are available upon request.



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Lease Terms

The premises are available on a full repairing and insuring lease for a minimum three year term which will be subject to upward only rent reviews at three yearly intervals.

Rent

£595.00 per calendar month which is to be payable quarterly/monthly in advance by standing order/direct debit.

Sale

Price: £179,500 Freehold with vacant possession.

Value Added Tax

The rent will not be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require references from interested parties to include their bank and accountant.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

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/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Contact: Anwar Hussain
Tel: 01283 500030
Email: anwar@salloway.com

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Rev. 629011



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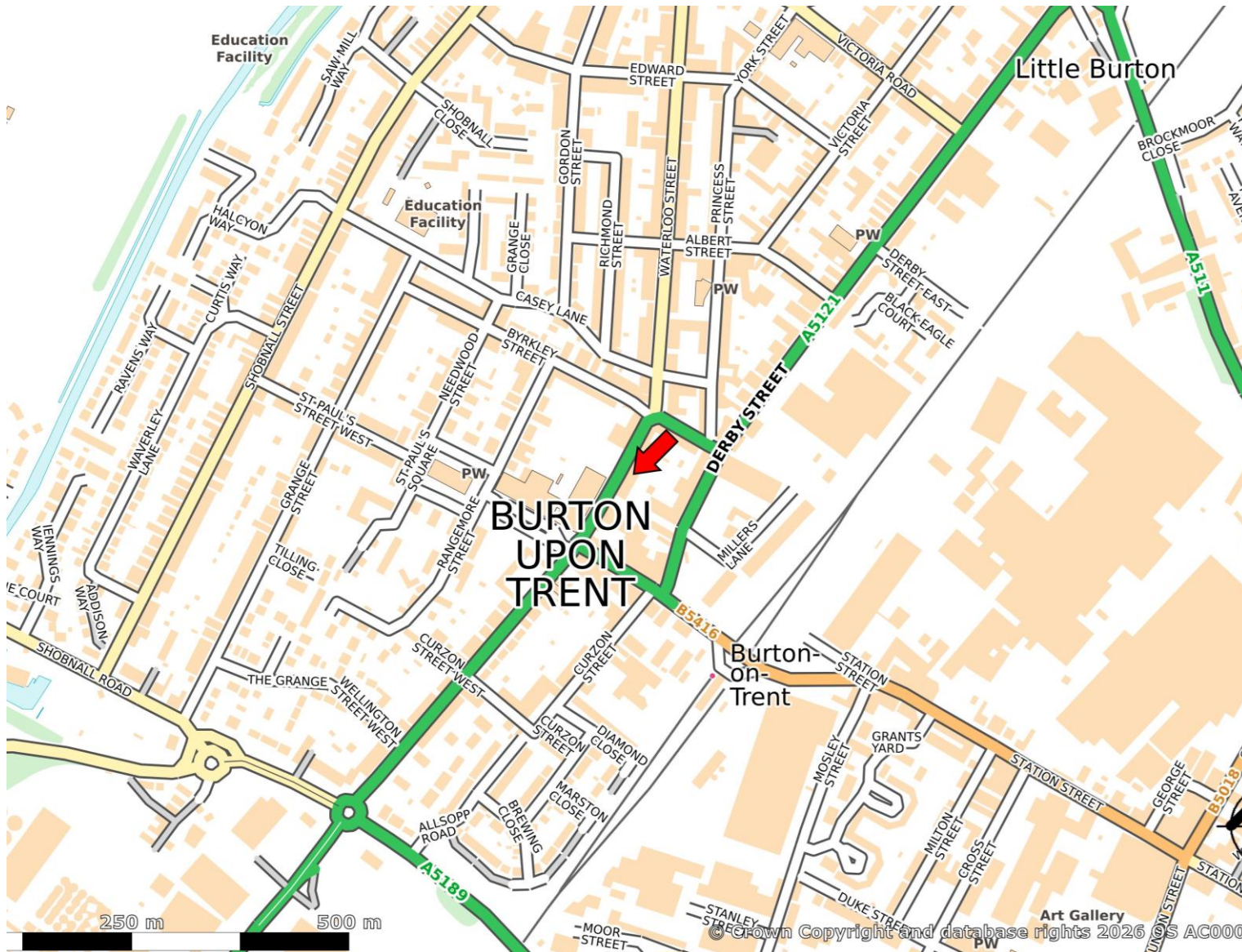
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This brochure is intended to be a guide only so please read these important notes:

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