

**Lot 32, 17-19 Station Street, Burton-upon-Trent,
Staffordshire DE14 1AU**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Retail Investment with Prior Approval for Residential at First Floor

www.acuitus.co.uk

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Property Information

Freehold Retail Investment with Prior Approval for Residential at First Floor

- Includes two shops trading as The Hideaway Tea Shop and Kiku Sushi & Bubble Tea
- Vacant separately-accessed first floor with prior approval for 4 x 1 bed flats
- Pedestrianised town centre location, close to Coopers Square Shopping Centre
- Nearby retailers include Marks & Spencer, Boots the Chemist, Superdrug, Costa, River Island, Primark, WHSmith, McDonald's and a JD Wetherspoon

Lot

32

Auction

9th July 2024

Rent

£31,500 per Annum Exclusive
plus vacant first floor with Prior Approval for Residential

Sector

High Street
Retail/Residential/Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

22 miles south-west of Nottingham, 25 miles north-east of Birmingham, 25 miles north-west of Leicester

Roads

A38, A511, A5121, A5189

Rail

Burton-on-Trent Railway Station

Air

Birmingham Airport

Situation

The property is prominently situated on the south side of the pedestrianised Station Street, in the heart of the town centre, close to Coopers Square Shopping Centre. Nearby retailers include Marks & Spencer, Boots the Chemist, Superdrug, Costa, River Island, Primark, WHSmith, McDonald's and a JD Wetherspoon.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises two shops arranged on the ground floor, with separately-accessed former office accommodation arranged on the first floor, accessed from the front.

VAT

VAT is applicable to this lot.

Planning

Prior approval was granted on 05/12/2023 from East Staffordshire Borough Council (R: P/2023/01143) for the change of use from Commercial use (Class E) to Residential (Class C3) for 4 flats on the first floor. (www.eaststaffsbc.gov.uk).

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.
Ground (17 Station Street)	Retail/Ancillary	152.11	(1,637)	THE HIDEAWAY BURTON LIMITED (t/a The Hideaway)	5 years from 21/02/2022	£19,500
Ground (18 Station Street)	Retail/Ancillary	70.50	(758)	Y. WANG (t/a Kiku Sushi & Bubble Tea)	5 years from 13/01/2021	£12,000
First (19 Station Road)	Former Offices	149.57	(1,610)	VACANT	-	-
Total		372.18	(4,005)			£31,500

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

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2024