

# Lot 42, 166 High Street, Burton Upon Trent,

Staffordshire DE14 1JE

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Town Centre Retail Investment

- Comprises Retail unit with Self Contained Upper Parts
- Residential Redevelopment Potential of Upper Parts (Subject to Consents)
- Busy Town Centre Location close to Coopers Shopping Centre
- Nearby retailers include Barclays, Nationwide, HSBC, Lloyds Bank, Betfred, Admiral Casino, Seekers Agents and McDonalds

#### Lot

42

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

Retail, Development

#### 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 west side of High Street, close to it's junction with the pedestrianised Station Street, in the heart of the town centre and in the banking quarter with neighbouring occupiers including Barclays, Nationwide, HSBC, Lloyds Bank and Nat West as well as Betfred, Admiral Casino, Seekers Agents and McDonalds. The Cooper Square Shopping Centre and Primark are approximately 100 metres to the south of the property.

#### Tenure

Freehold.

#### EPC

See Legal Pack

#### Description

The property comprises a mid terrace, ground floor retail unit with self contained upper parts on first and second floors.

The Upper Parts may be suitable for residential development (Subject to Consents).

#### VAT

VAT is not applicable to this lot.

#### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	99.90	(1,076)	VACANT POSSESSION
Ground	Ancillary	32.10	(346)	
First	Office	60.70	(653)	
Second	Office	68.20	(734)	
<b>Total Approximate Commercial Floor Area</b>		<b>260.90</b>	<b>(2,709)</b>	

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## Contacts

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