



JOHNSON FELLOWS

CHARTERED SURVEYORS

Horninglow, Burton Upon Trent, 35 St Luke's Road, DE13 0LW

Retail Premises – For Sale Long Leasehold (Business Unaffected)



LOCATION

The property is situated within a suburban location fronting onto St Luke's Road within Horninglow approximately 1.5 miles to the North of Burton Upon Trent Town Centre.

Kerbside Parking is available to the front of the property

DESCRIPTION

The property comprises a ground floor lock up retail unit benefitting from a shared access to the rear.

ACCOMMODATION

Ground Floor Sales NIA	58.39 sq m	628 sq ft
Rear Lean to Ancillary	26.07 sq m	281 sq ft

TENURE

The property is held by way of a 125 year lease expiring 31st March 2134. Annual Rent at a Peppercorn.

(There may also be an option to purchase the Freehold Ownership)

The property is currently occupied by a commercial tenant trading as **Go Local** by way of a 25 year lease which expires 30th September 2041. The current income is **£7,550 pax** with a further fixed increase to **£7,600 pax** from the 1st October 2020.

A further upwards only rent review is due 1st October 2021.



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PRICE

Offers invited over **£80,000** plus VAT if applicable.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £4,650 pa

EPC

Available upon Application

LEGAL COSTS

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

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 234 0421

CONTACT

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