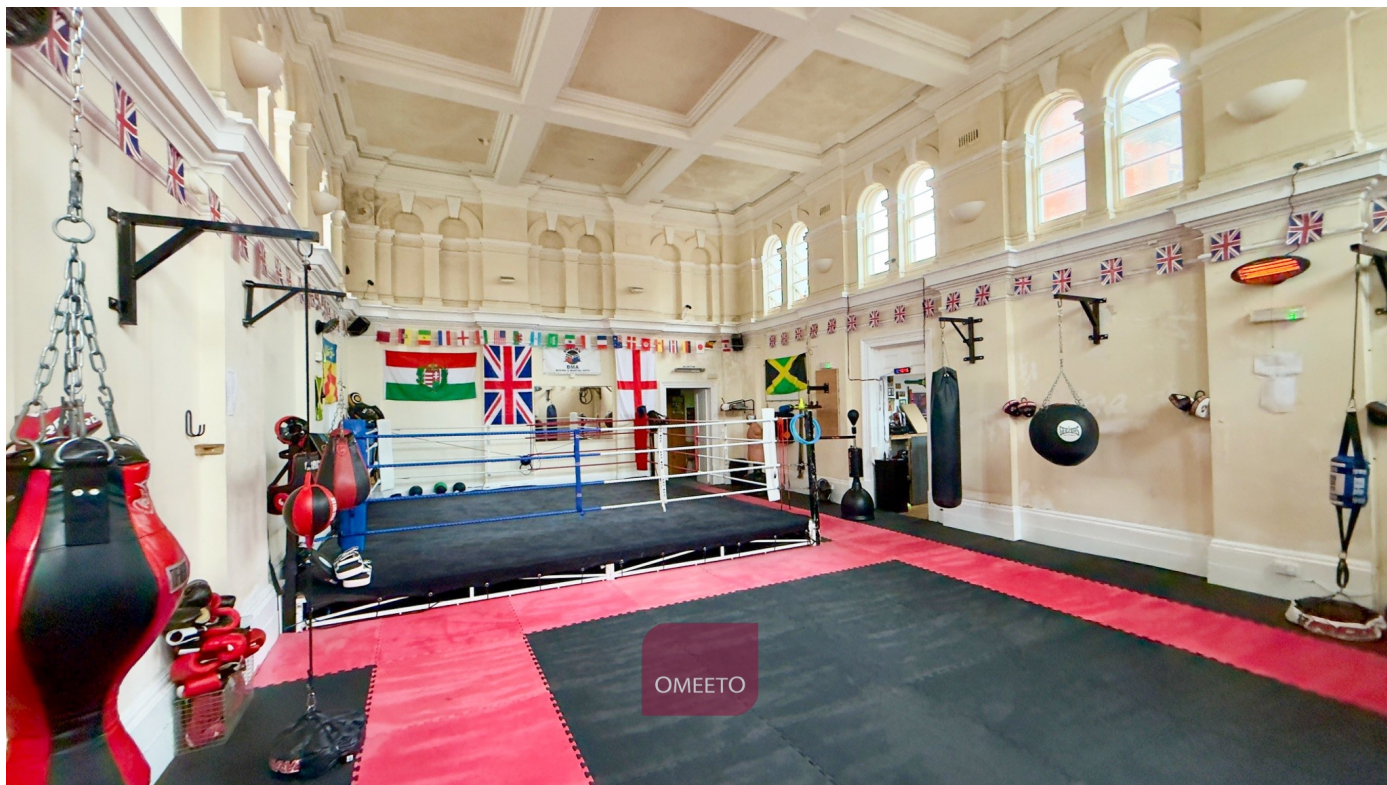


GYM, TO LET

# 1B WYLLIE MEWS

Burton-On-Trent, DE14 1BF



## KEY FEATURES

- Rent: £17,500 per annum
- 1,668 Sq Ft (154.96 Sq M)
- Training area with showers and changing rooms
- Self Contained
- Onsite parking
- 0.3 miles from Burton Town Centre
- 0.4 miles from Burton Train Station

## OMEETO DERBYSHIRE

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derbyshire@omeeto.co.uk

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### LOCATION

Burton-On-Trent is a popular market town in the East Staffordshire borough located approximately 11 miles southwest of Derby.

The property to rent is situated off Station Street, c0.3 miles north of Burton Town Centre. Nearby occupiers include Sainsbury's, Tim Hortons, KFC and many independent traders.

Burton Train Station is just 0.4 miles from the property.

### DESCRIPTION

Former boxing gym. Self contained with its own reception and changing rooms with showers. 3 External parking spaces or local street parking.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. Measurements have been taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
Training Area	1,068	99.22
Reception Locker room	355	32.98
Showers & Changing Room	245	22.76
<b>TOTAL</b>	<b>1,668</b>	<b>154.96</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority. The property is Grade II Listed. List Entry: 1038684

### SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as an office and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

**Rateable Value:** £11,750

### TENURE

To let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £17,500 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

### VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

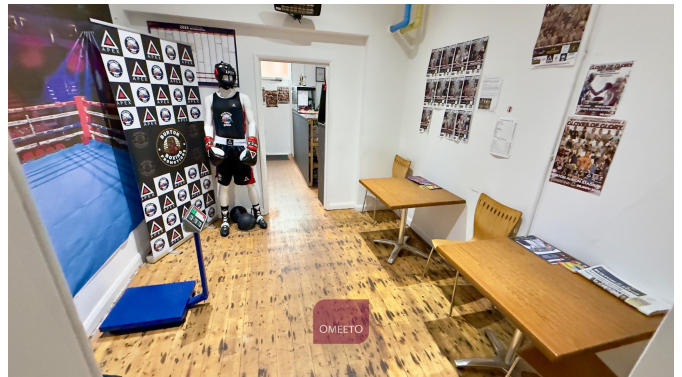
23-Feb-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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07471072799

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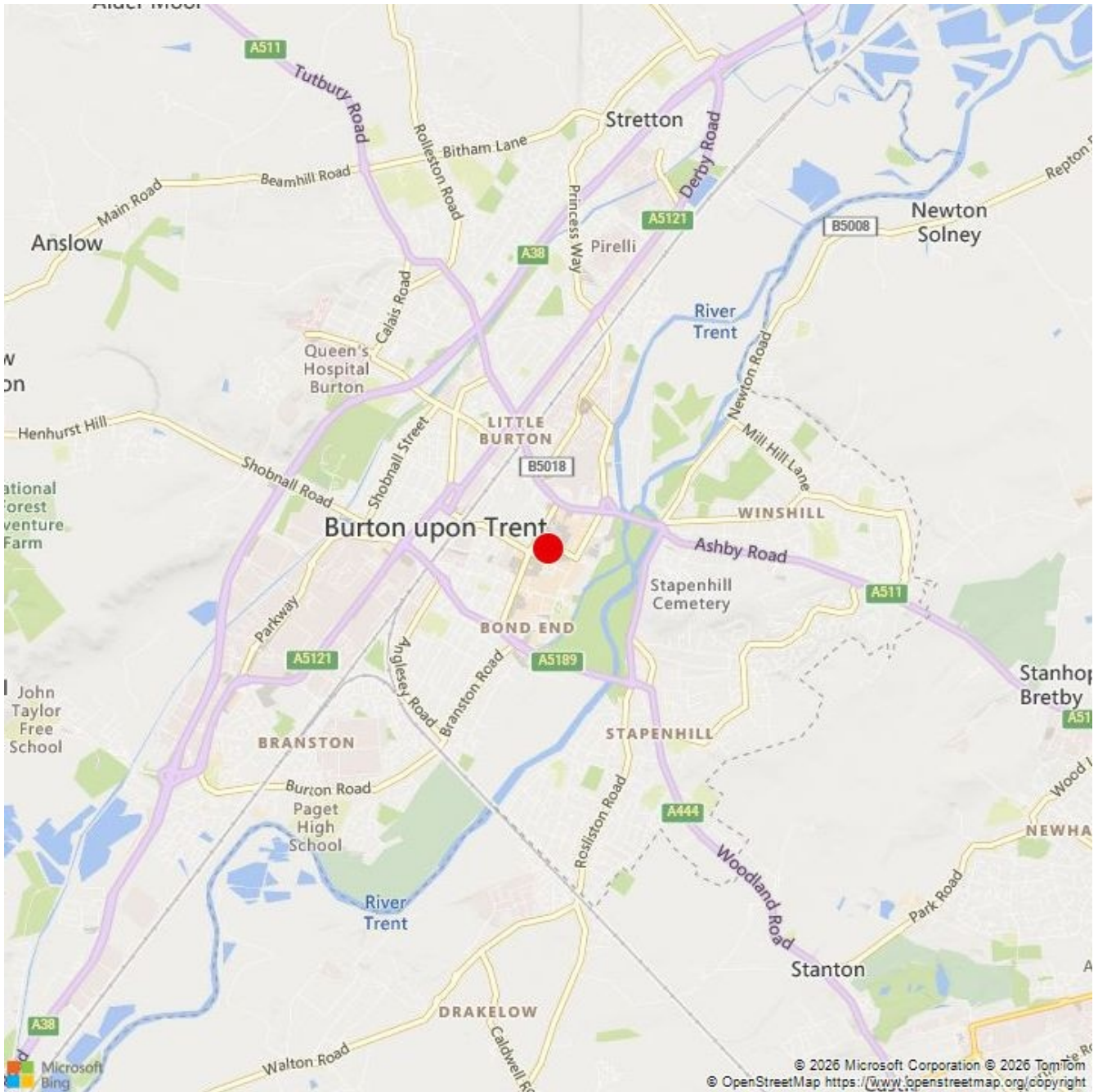
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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