



FOR SALE

168 HIGH STREET, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1JE

RETAIL HIGH
STREET

2,833 SqFt (263.19 SqM)

KEY FEATURES

- GROUND FLOOR RETAIL UNIT WITH SEPARATELY ACCESSED TWO-STORY SPACE ABOVE
- LOCATED IN THE HEART OF BURTON UPON TRENT TOWN CENTRE
- SUITABLE FOR A VARIETY OF USES INCLUDING POTENTIAL RESIDENTIAL REDEVELOPMENT OF THE UPPER FLOORS
- AVAILABLE TO PURCHASE AT £199,950

FOLLOW US



01283 517747 | www.rushtonhickman.com

LOCATION

The subject property is located in the heart of Burton upon Trent town centre on High Street, and is situated between Station Street and Market Place. The property is situated close to the entrance to the Coopers Square Shopping Centre and is surrounded by a mixture of local and national occupiers.

DESCRIPTION

The subject property comprises a three-storey building providing a ground floor retail unit and self-contained upper floors currently utilised as a photography studio which will be provided with vacant possession upon completion.

The ground floor retail unit was previously occupied by a bookmaker and comprises an open plan retail area, along with storeroom, kitchen, WC facilities along with further staff area to the first floor. The accommodation provides suspended ceiling incorporating LED lighting and comfort cooling / heating systems, and an aluminium-framed shop frontage.

As previously mentioned, the upper floors are accessed via their own pedestrian door fronting High Street with an internal staircase leading to the first floor. The space provides a number of rooms located over first and second floor levels, along with kitchen and WC facilities located on the second floor. These upper floors provide potential for residential redevelopment subject to gaining all necessary consents.

Externally, there is a rear yard area.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,603	148.92
First Floor	877	81.47
Second Floor	353	32.79
Total	2,833	263.19

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

SERVICES

It is understood that all mains services are connected to the property.

BUSINESS RATES

The ground floor retail unit is currently listed on the Valuation Office website as having a rateable value of £17,000, with the upper floors of 168 High Street having a rateable value of £6,600.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available to purchase freehold with vacant possession upon completion.

PRICE

The property is available to purchase at £199,950.

VAT

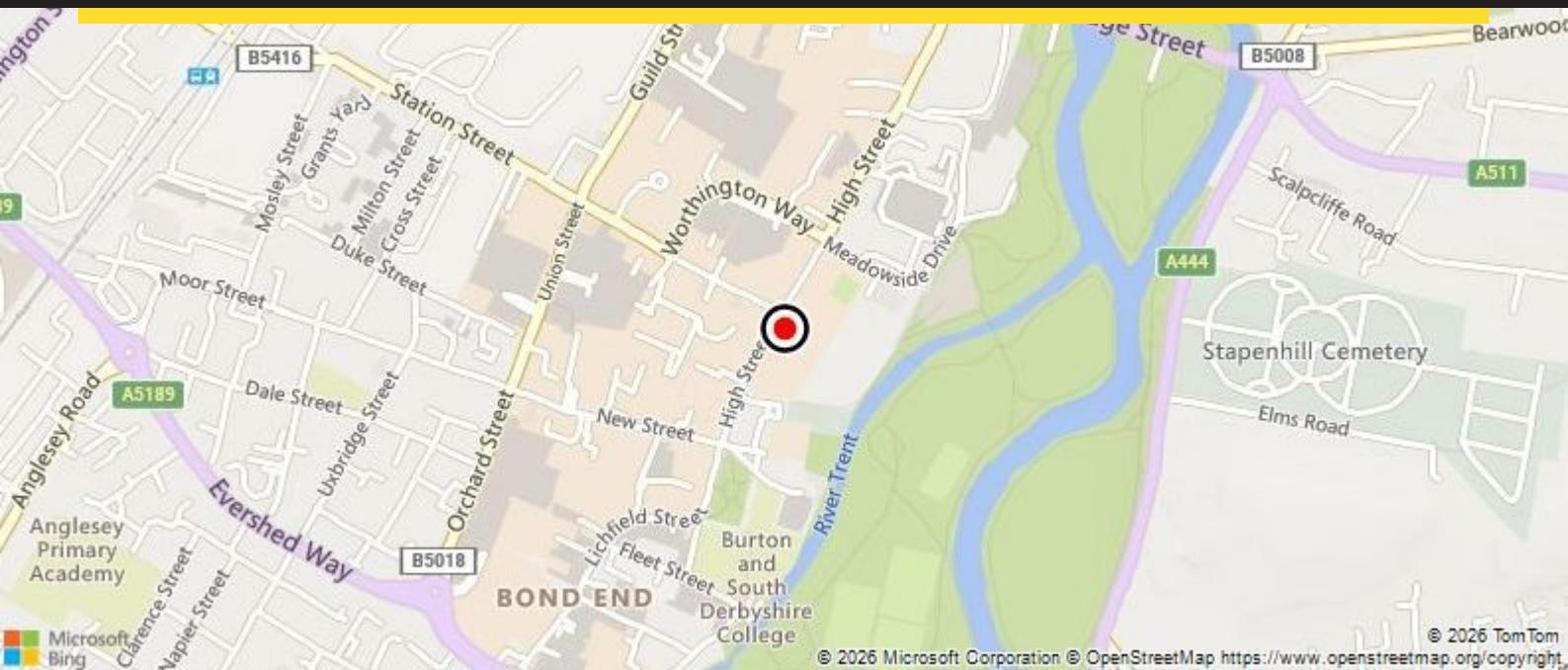
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATES

168 High Street has an EPC rating of B (40) and 168a High Street has an EPC rating of D (94).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with any transaction.



VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

Graham Bancroft

01283 517747

graham.bancroft@rushtonhickman.com

REFERENCE C3347 - 17062026



FOLLOW  
US

www.rushtonhickman.com

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.