

FOR SALE

RESIDENTIAL INVESTMENT



CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

Trinity Methodist Church
School Hall
George Street, Burton on Trent
Staffordshire, DE14 1DP



Anwar Hussain MRICS

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Price: On application

- Comprising five, duplex, two bedroom apartments and two, HMO's (both comprising six bedrooms, common kitchen, living room and laundry room).
- Development potential to create a further five apartments to the front section of the building.
- Comprising approximately 896.78m² / 9,652 sq ft net internal.
- Current rental income £69,600 per annum exclusive.
- One vacant HMO.
- Estimated rental income once vacant HMO is let is circa £100,000 per annum exclusive.
- Further potential income once the front section of the building is developed to create a further five apartments.

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

The property is located on George Street, close to its junction with Guild Street and is situated between the A511 (Horninglow Street) and the A5189 (Shobnall Road). George Street is a one-way street linking Station Street to Guild Street in the centre of Burton on Trent. The location is an established commercial position set amid similar type and style period properties in this popular area of Burton on Trent.

Description

The property comprises an ornately styled and built, two/three storey, detached building with a decorative bell tower which occupies a regular rectangular shaped site fronting George Street and has an enclosed side and rear courtyard area which provides pedestrian access.

The building naturally divides into three sections; the frontage which contains, at ground floor level, the main entrance, one room and stairway to the first floor. The first floor in this section of the building comprises a former two bedroom apartment, which is now stripped back to brick, and a stairway leading to the second floor, which has planning permission to form three apartments.

The middle section of the building is in two parts; the ground floor which forms five, duplex, two bedroom apartments, a series of bin stores and a bike store.

At the rear of the building is a two storey section converted to HMO accommodation and is arranged as a six bedroom ground floor apartment and a six bedroom first floor apartment, each with a common kitchen and living room and both with a separate laundry room.

The front section of the building is mostly stripped back to brick, waiting reconfiguration and refitting as a duplex, one bedroom apartment on the ground floor and a first floor, one bedroom apartment with three further apartments on the second floor.

Accommodation

All areas referred to in these particulars are approximate.

Front Section (undeveloped)

Ground, First &
Second Floor: 239.50m² / 2,578 sq ft

Middle Section

Duplex Apartments: 352.89m² / 3,798 sq ft

Rear Section

Ground Floor (HMO): 157.69m² / 1,697 sq ft
First Floor (HMO): 146.70m² / 1,579 sq ft

**Overall Total:
(net internal) 896.78m² / 9,652 sq ft**

Services

Mains electricity and water are connected to the premises.

Council Tax

The premises are listed as Band A.

The newly proposed redeveloped apartments are not yet assessed for Council Tax.

(East Staffordshire Borough Council).



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Energy Performance Certificates

The premises have the following Energy Performance Ratings:

School Rooms (Front):	Band E
Duplex Apartments 1, 2, 3, 4 & 5:	Band D
HMO's:	Expired*

(*awaiting updated assessments)

Copies of the energy performance certificates are available upon request.

Price

On application.

Value Added Tax

The sale price is not subject to value added tax.

Tenancy Agreements

Duplex Apartments 1 - 5 (Middle Section)

These apartments are held on a lease dated 1 June 2025 to Liberty Maze Housing Ltd at a rent of £38,400 per annum exclusive. The lease is for a term of five years with a break clause on 1 December 2027, subject to 60 days' notice. The lease is on an internal repairing basis with the tenant responsible for utilities and management costs.

HMO Flat 1

Currently vacant.

HMO Flat 2

This is held on a lease dated 1 August 2025 to Liberty Maze Housing Ltd at a current passing rent of £31,200 per annum exclusive. There is a break clause on 1 February 2028 with 60 days' notice required. The lease is on an internal repairing basis only with the tenant responsible for all the utilities and management costs.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

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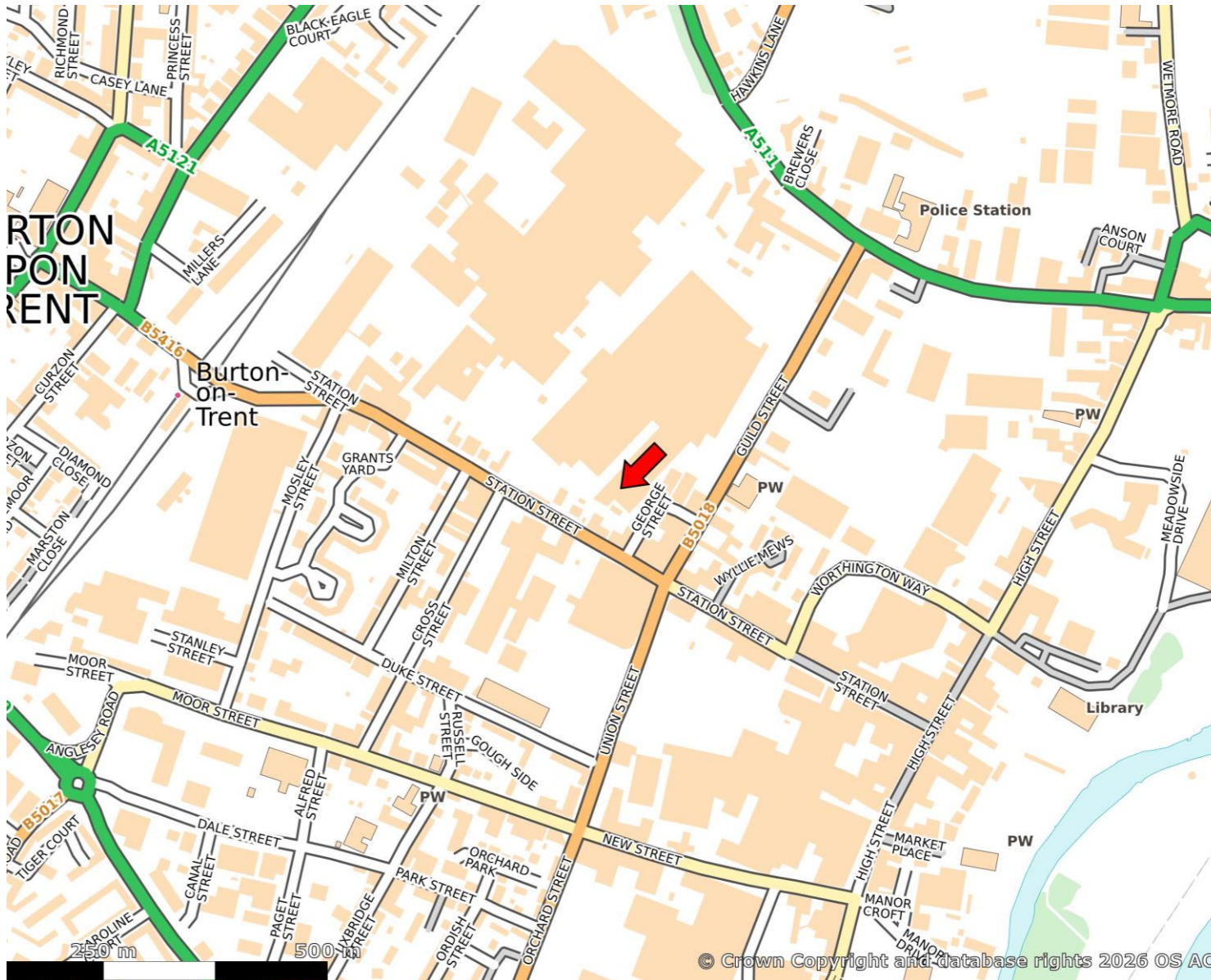
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