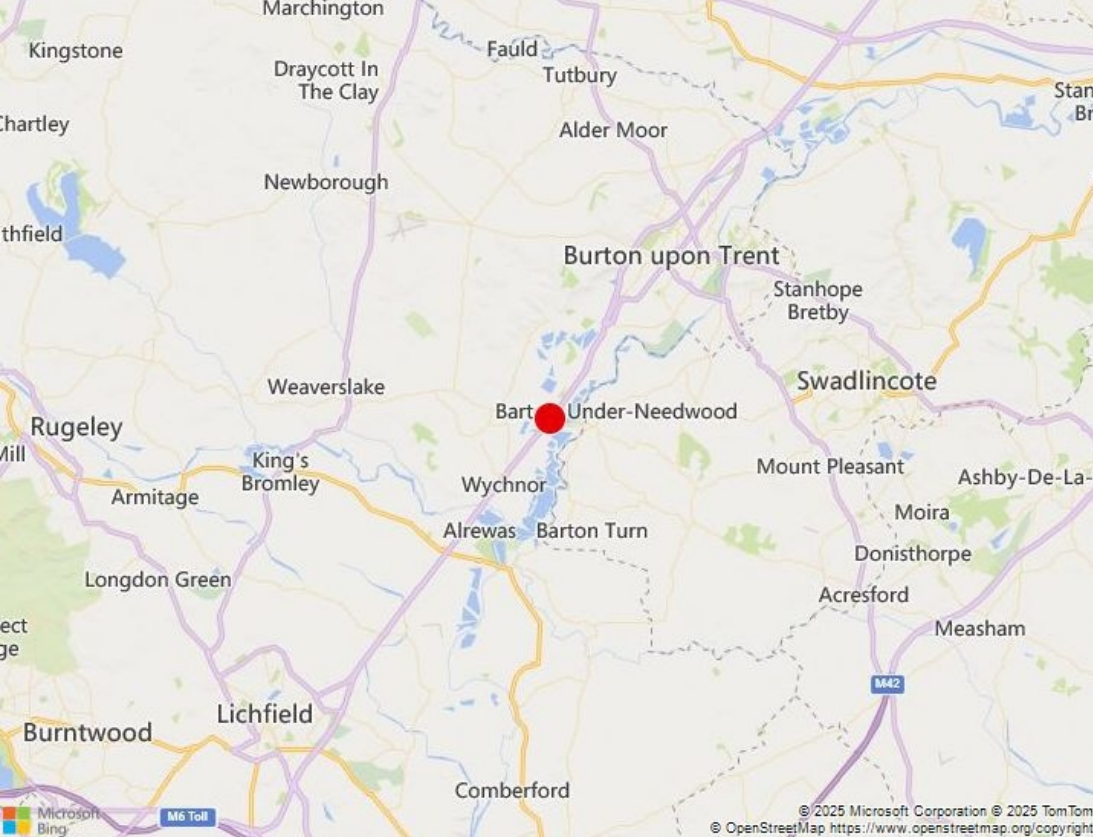


# FREEHOLD MIXED USE INVESTMENT FOR SALE

Errisberg House, Barton Turn, Barton Under Needwood, Burton On Trent, DE13 8EB

Main Building & Hospital - 10,500 SqFt (975.45 SqM) | Offers in the region of £2.75m





## KEY FEATURES

- Opportunity to acquire prominent mixed use investment
- Current income: £183,154.63 per annum
- Income from Linnaeus Vets - £134,560 per annum
- Remaining income from other occupiers - £48,594.63 per annum
- Linnaeus Vets is one of the largest veterinary groups in the UK
- Linnaeus Vets is owned by the US based Mars Petcare.

## LOCATION

Errisberg House enjoys a highly accessible position adjacent to the A38, just off the Barton-under-Needwood exit. The picturesque village of Barton-under-Needwood lies just over a mile to the west, offering a range of amenities including shops, pubs, and schools. The location provides excellent connectivity to Burton upon Trent, Lichfield, and the wider Midlands region.

## DESCRIPTION

Errisberg House is an imposing 19th-century property arranged over basement, ground, first and second floors. The main house is partly occupied by **Linnaeus Vets** alongside other businesses who occupy rooms on lease agreements and adjoins a modern, purpose-built veterinary hospital constructed in 2019, let to Linnaeus Vets. The state-of-the-art hospital includes six consulting rooms, four operating theatres, two X-ray suites, and dedicated cattery and kennel areas. The wider site features a number of cabins let to various businesses, together with generous on-site parking.

**Linnaeus Vets** is one of the largest and leading veterinary groups in the UK and Ireland, and is owned by the US based Mars Petcare. The Linnaeus-owned veterinary practice at Errisberg House is West Midlands Veterinary Referrals, a specialist referral hospital that provides treatment for referred pets, with services including surgical treatment, advanced diagnostic imaging, and round-the-clock monitoring.



Errisberg House, Barton Turn, Barton Under Needwood, Burton On Trent DE13 8EB



## TERMS

Freehold subject to the tenancies - please refer to tenancy schedule for further details.

### Summary:

Linnaeus Vets (Veterinary Hospital plus part of main building) - £134,560 per annum exclusive  
Other occupiers - £48,594.63 per annum exclusive.

**TOTAL INCOME - £183,154.63 per annum exclusive**

## ASKING PRICE

Offers in the region of £2.75m

## DATA ROOM

A full suite of information is available to view and download on the property page of the Burley Browne website - [CLICK HERE](#)

## EPC

Energy Performance Certificate available upon request

## BUSINESS RATES

Full details of the rating assessments are held within the data room.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



**David Hemming MRICS**

**DDI: 0121 362 1530**

**Mob: 07841 234160**

**E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)**

**Errisberg House, Barton Turn, Barton Under Needwood, Burton On Trent DE13 8EB**



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

## TENANCY SCHEDULE - ERRISBERG HOUSE, BARTON-UNDER-NEEDWOOD

Unit	Tenant	Lease date	Term / expiry date	Rent Review	Break	Rent (per annum)	Service Charge (per annum)
<b>Veterinary Hospital</b>							
Veterinary Hospital & GF rooms	Linnaeus Veterinary Limited	09/10/2019	01/10/2039	5 yearly	Tenant - every fifth anniversary	£113,500.00	£5,000.00
Errisberg House FF - F4, 10,11,12	Linnaeus Veterinary Limited	01/06/2022	01/10/2039	5 yearly	Tenant - every fifth anniversary	£21,060.00	
						<b>£134,560.00</b>	
<b>Other occupiers *</b>							
Cabin A	Barton Hand Car Wash	01/07/2025	5 yrs	01/01/2028	Tenant - rolling subject to 12 mths notice	£10,355.00	£545 pa
Cabin B	Hounds Pet Grooming	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,078.13	£107.50
Cabin C	Alexandra Nail & Beauty	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,850.00	£150.00
Cabin D	S Dughan Snack Bar	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,042.50	£107.50
G14	Bridge Physiotherapy	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£8,085.82	£425.57
G17	Visdata	01/07/2025	5 yrs		Tenant - rolling subject to 12 mths notice	£8,608.34	£2,143.00
F13	Tina Grist - seemstress	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,726.50	£143.50
F15	Strusoft	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,008.34	£158.33
S1	Life on Dreams	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,135.00	£165.00
S6-7	Alex Penford - Psychotherapist	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,040.00	£160.00
Office	Barton Taxi Cars Ltd	01/10/2023	6 yrs		Tenant - rolling subject to 6 mths notice	£2,665.00	£1,838.04
						<b>£48,594.63</b>	
<b>Total Current Rent</b>						<b>£183,154.63</b>	
<b>Total Service Charge</b>							<b>£10,398.44</b>

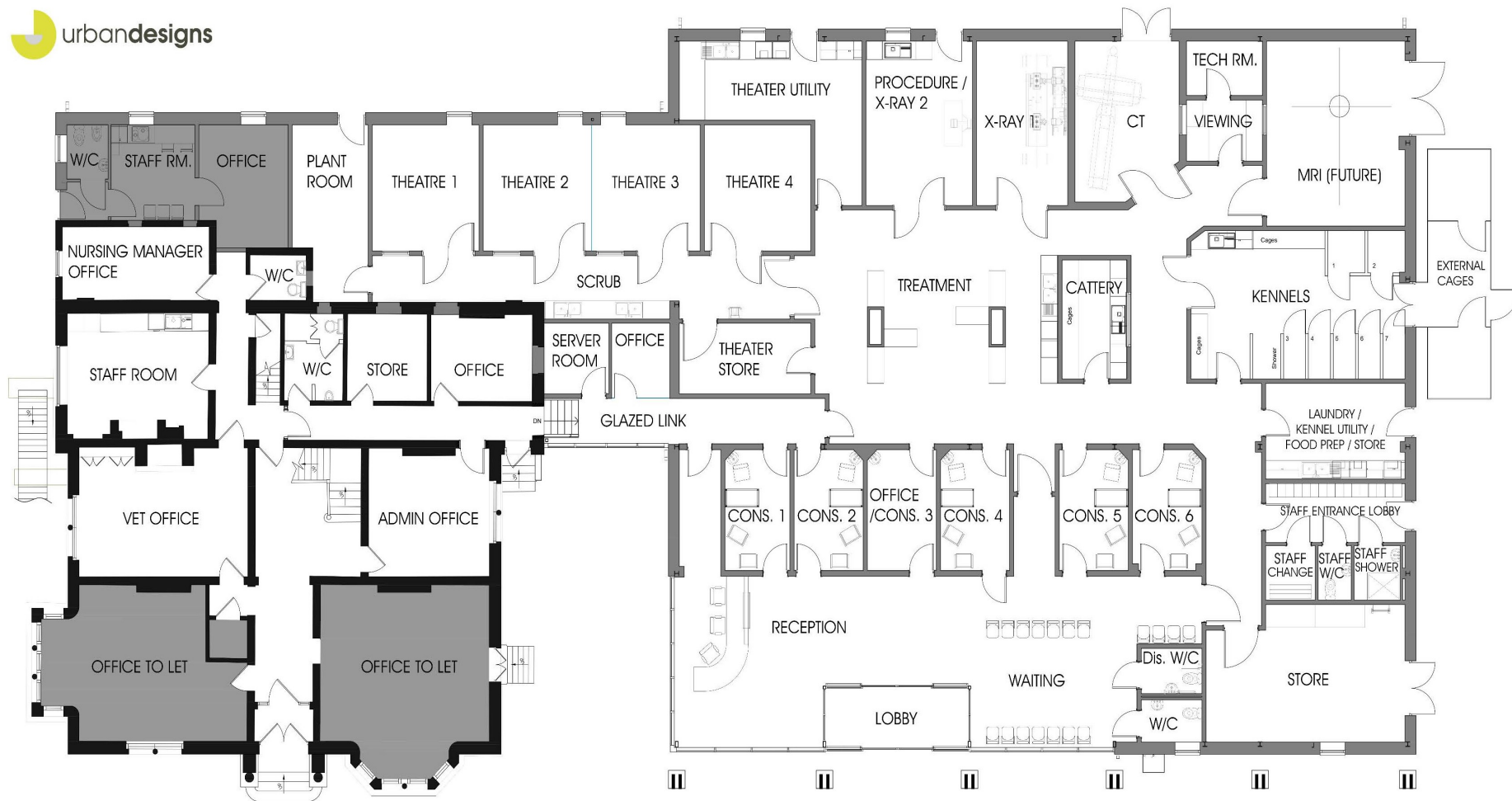
\* - leases are contracted outside of the L&T Act 1954 (security of tenure)

**Leases** - Copies of all commercial leases are held on the data room, which can be accessed subject to registration.

**VAT**- All figures are exclusive of VAT, which is payable.

# LINNAEUS VETS ACCOMMODATION - GROUND FLOOR

NB: shaded areas not included



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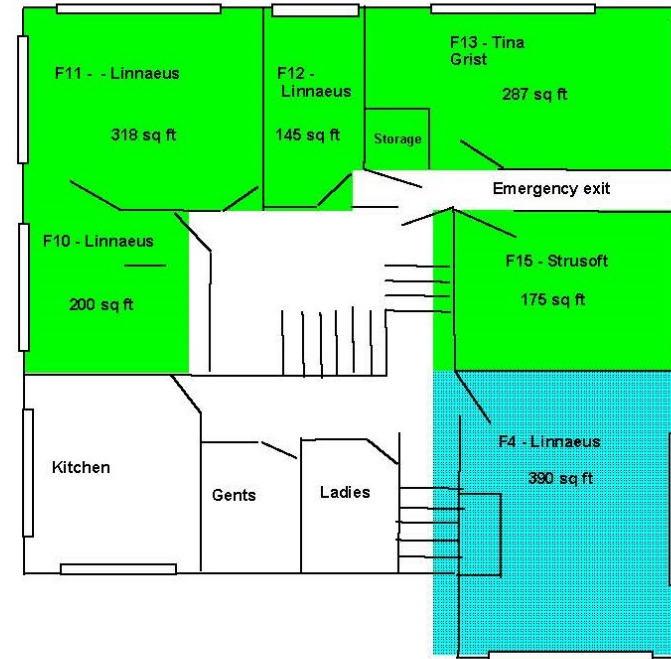
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# Errisberg House - Floor Plan

Ground Floor 1543 sq ft



First Floor Suite 1503 sq ft



Second Floor Suite 459 sq ft

