

EVENTS VENUE, TO LET

# UPPER FLOORS THE RITZ, GUILD STREET

Burton-on-Trent, DE14 1NA



## KEY FEATURES

- Rent: £29,950 per annum
- 9,267 Sq Ft (860.9 Sq M)
- Events venue with capacity of 850
- Function room, auditorium & performance stage
- Commercial kitchen & two counters
- 0.3 miles from Burton Town Centre
- 0.4 miles from Burton Train Station

## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://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 on Guild 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

Events venue with capacity of 850 guests. Designated ground floor entrance with air conditioned function room & bottle bar to the first floor. Large events space with bar, kitchen, performance stage & locker room over the second and third floors. The property benefits from lift access and WCs throughout.

Coopers Square pay & display car park is nearby.

### 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
Ground Floor	91	8.45
First Floor	1,778	165.18
Second Floor	7,003	650.58
Third Floor	395	36.7
<b>TOTAL</b>	<b>9,267</b>	<b>860.9</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: 1392330.

### 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 a restaurant and premises on VOA.gov.uk.

**Rateable Value:** £21,750

**Rates Payable:** £10,853.25

### TENURE

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

### RENT

The premises is available to rent for £29,950 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### 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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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase letters on a dark red, rounded square background.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

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### PARTICULARS UPDATED

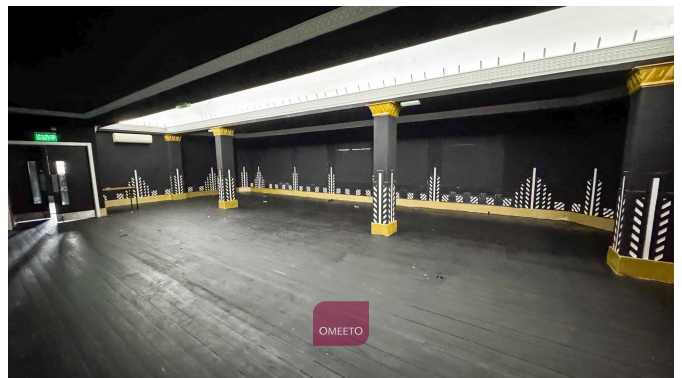
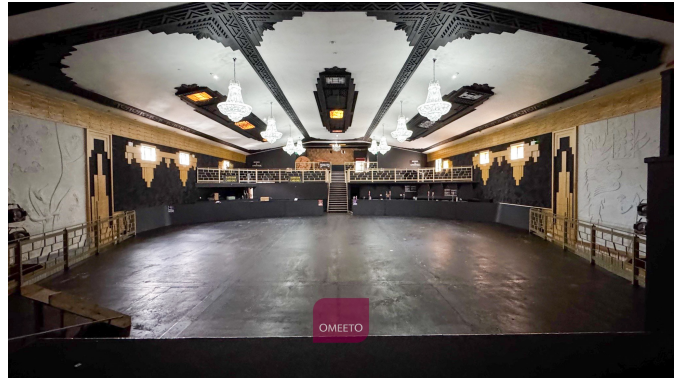
17-Nov-2025

### 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

**Chris Wright**

01332 840328

07471072799

chrisw@omeeto.co.uk

### IMPORTANT NOTICE

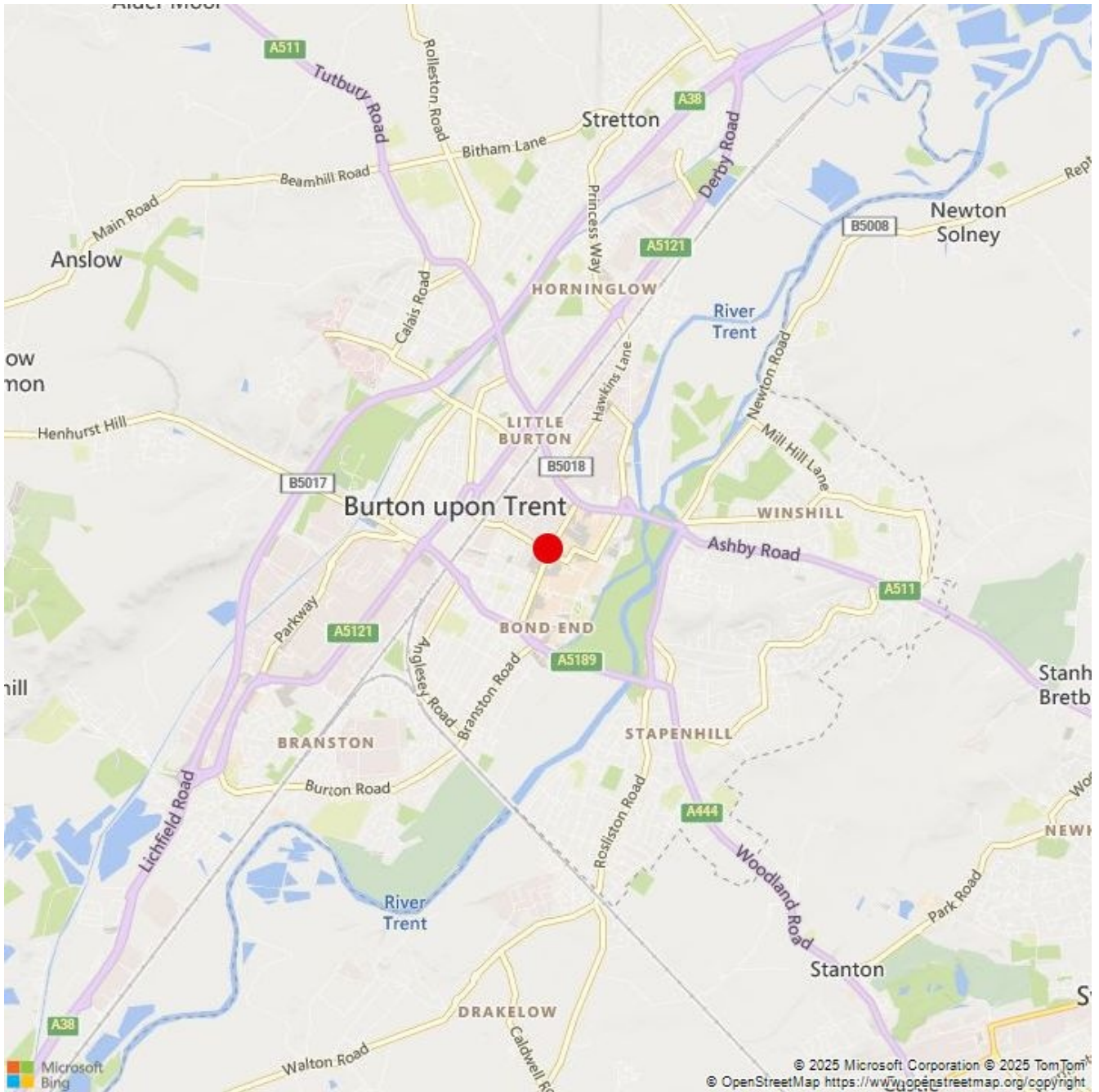
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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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