

View along High Street/Station Street



SITUATION

Located close to the junction with Station Street, occupying a prominent trading position within the town centre, adjacent to **The Money Shop** and **Cash Generator**, opposite a **Your Move Estate Agents** and amongst other multiples including **NatWest, Toni & Guy, Barclays, William Hill** and **Costa**.

Burton-on-Trent is located some 25 miles north-east of Birmingham and 11 miles south-west of Derby.

PROPERTY

Total Gross Frontage 43'5"

A mid terraced building comprising **2 Ground Floor Shops** with separate front access to **Self-Contained Office Accommodation** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 30 (Ground Floor Café)	Internal Width 12'7" Shop Depth 51'5" Built Depth 57'1" WC	Mrs Jones & M E Ltd and M. Jones and G. Jones (Café)	15 years from 25th December 2006	£11,500	FRI Rent Review December 2016 (Outstanding)
No. 31 (Ground Floor Shop)	Internal Width 21'7" Shop Depth 38'8" Built Depth 57'3" Area Approx. 834 sq ft Storage Area Approx. 194 sq ft Kitchen, WC	VACANT Note 1: The Shop is currently on the market to let at £19,500 p.a.			
First & Second Floor Offices (above Nos. 30/31)	First Floor GIA Approx. 1,285 sq ft Second Floor GIA Approx. 1,356 sq ft incl 2 WCs Total GIA Approx. 2,641 sq ft	VACANT Note 2: Planning was granted in 2012 (now lapsed) for 'Conversion of first and second floors to form 4 flats' – Planning Documentation available from Auctioneers.			

**£11,500 p.a. Plus
Vacant Shop &
Upper Part**

TOTAL £11,500 plus
Vacant Shop &
Upper Part

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

R I B
Robert Irving Burns
Property Consultants

JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts