

30 Lichfield Street | Burton upon Trent | DE14 3RH

Roadside Retail Warehouse For Sale/To Let

1,250m²
(13,454ft²)

- Roadside retail warehouse
- Total site area 0.98 acres
- Nearby occupiers include; Dunelm, Halfords, Pets at Home, Asda and Lidl
- All uses: retail, industrial, development, care home and drive thru potential
- Freehold and leasehold with vacant possession
- Price and rent on application



FOR SALE/TO LET



Location



Gallery



Contact



Location

The site is located on Lichfield Street adjacent to the Octagon Shopping Centre. Lichfield Street is in the heart of Burton just off the A5189 leading to the A38 which has great links to Birmingham and Derby. Nearby occupiers include Dunelm, Halfords, Pets at Home, Asda and Lidl.

The Property

The property comprises a retail warehouse of steel construction built in 1976. Internally the property is split in two which can be removed. Additionally there are staff welfare facilities and small storage rooms. The property sits on a prominent 0.98 acre site with a total site coverage of 31.59%.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Total	1,250	13,454

(This information is given for guidance purposes only).

Tenure

The building is available freehold and leasehold with vacant possession.





Rent

The rent of the property is available upon application.

Price

The price of the property is available upon application.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £111,000

UBR Multiplier: 54.6p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial and professional services, office use, clinic, health centre, creche and gym.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

VAT

VAT is applicable to the rent and sale price.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

Jack Shakespeare

07817 924 949
jack@fhp.co.uk

Corbin Archer

07929 716 330
corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.