

BURTON ON TRENT

Guildhall & Shops, Station
Road 111-121 Station Street,
DE14 1BX



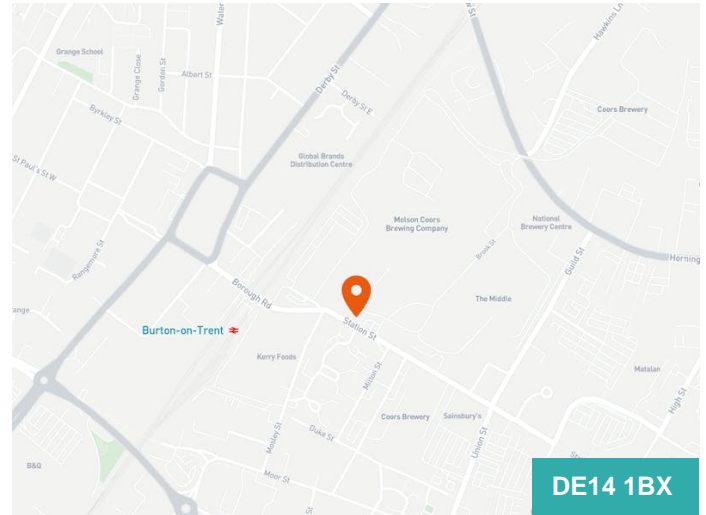
DEVELOPMENT LAND / LEISURE / OFFICE / RETAIL FOR SALE

7,301 TO 26,730 SQ FT

- Grade II listed building (external only)
- Town centre location
- Opposite Burton on Trent Railway Station
- On site parking
- Suitable for redevelopment
- Popular market town

Guild Hall and retail parade - suitable for redevelopment (STP).

vailwilliams.com



Summary

Available Size	7,301 to 26,730 sq ft
Price	Offers in excess of £650,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

This unique property comprises a mixture of retail, office and leisure accommodation. The retail is located fronting Station Street and consists of a terrace of nine self-contained, glazed fronted units. The office accommodation is cellular in formation and located on the first and second floors and accessed via Station Street or the Guild Hall. The Guild Hall is a Grade II listed property and comprises a large hall, bar, office and grand reception area.

Location

Burton on Trent, is a historic market town in the borough of East Staffordshire in the county of Staffordshire. Burton is located 11 miles south-west of Derby, 27 miles north-west of Leicester, 28 miles (45 km) west-south-west of Nottingham and 30 miles north of the Birmingham City Centre. The property is located off the A5121, fronting Station Street. Burton on Trent railway station is situated 0.1 west, which provides direct access to Birmingham New Street (24 mins), Nottingham (44 mins) and Derby (10 mins).

In the immediate proximity of the site are a mixture of occupiers, including Sainsbury's, Cineworld, Argos and public houses.

Data Room

For more information on the property, including floorplans, surveys and images. Please, email the agent.

Viewings

Strictly by appointment through the sole agent.

Terms

Asking offers in excess of £650,000 for the freehold interest.

Use

The property would be suitable for a variety of uses, including residential conversion, subject to satisfactory planning permission.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

AML

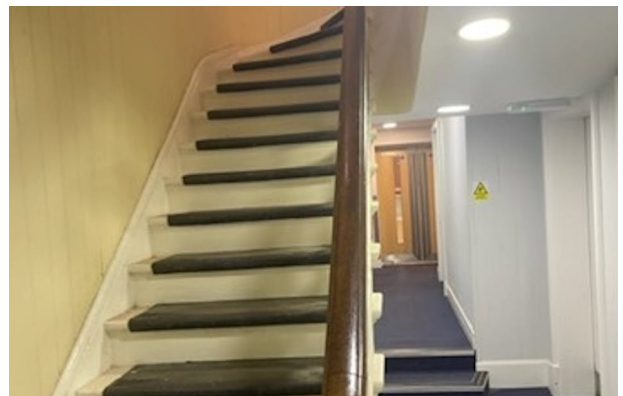
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

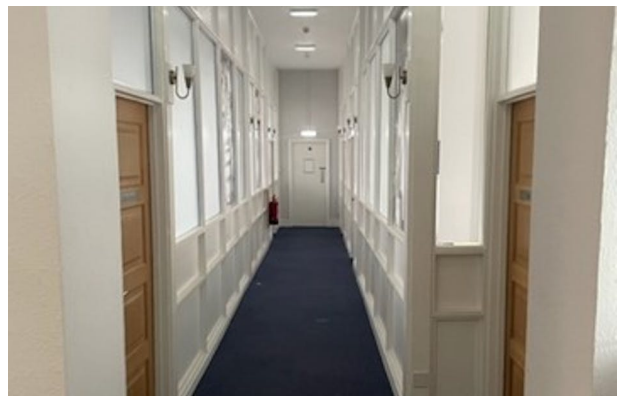
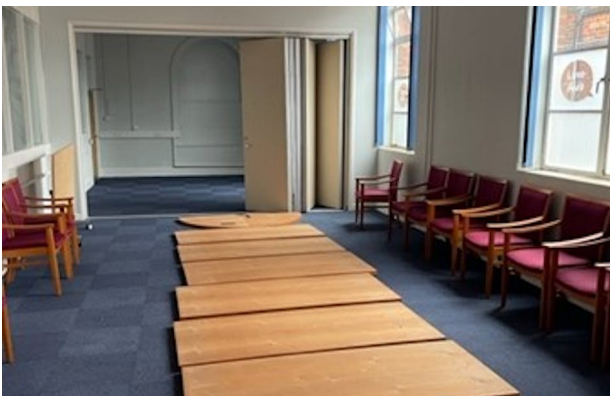


Matt Cureton
0238 082 0900
07786735596
mcureton@vailwilliams.com

vailwilliams.com

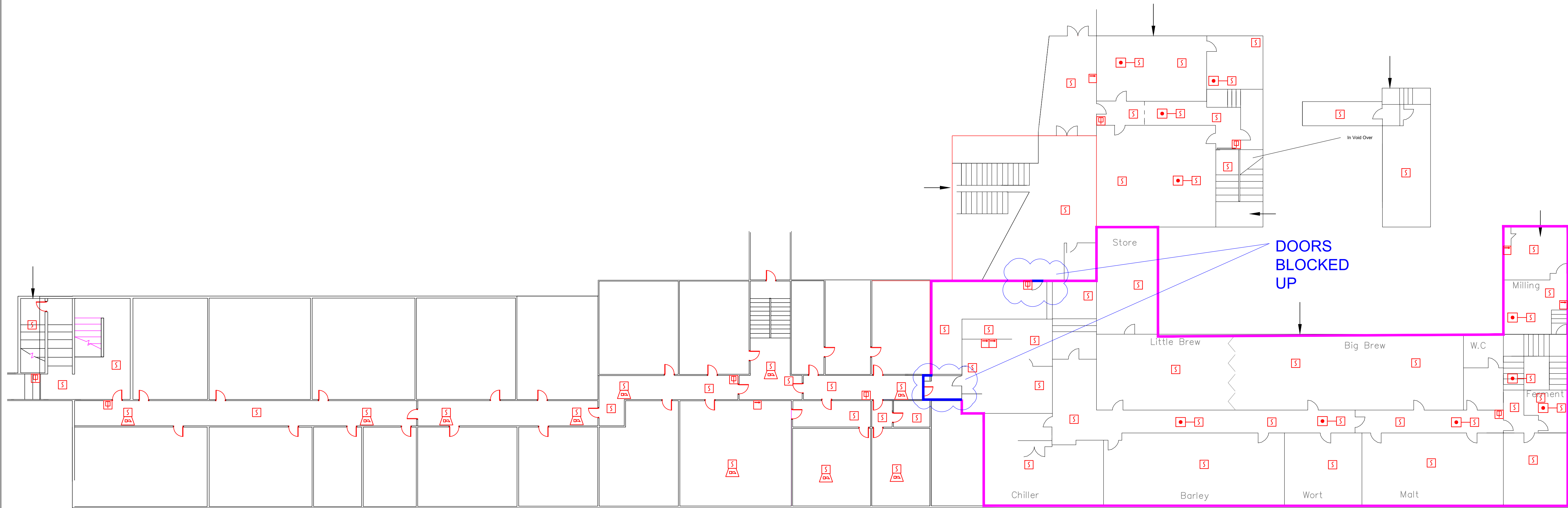
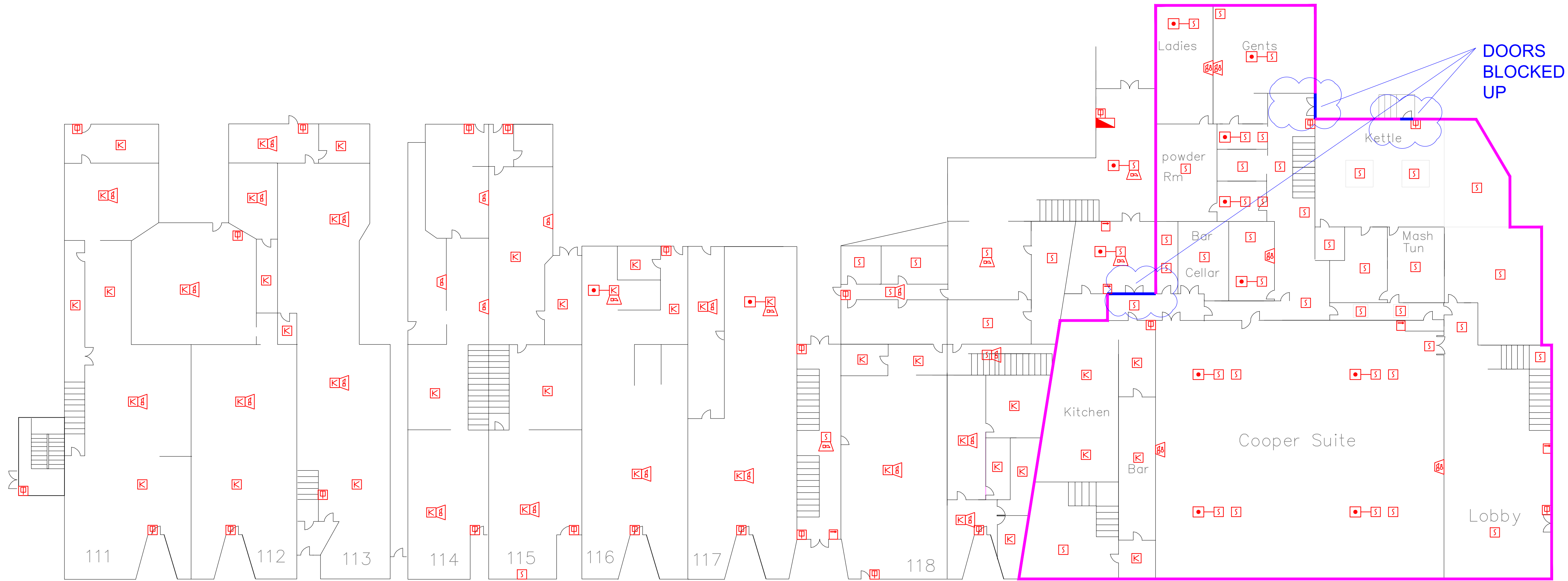
Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 25/04/2023







- LEGEND
- SMOKE DETECTOR
 - HEAT DETECTOR
 - INTERFACE
 - MANUAL CALL POINT
 - SOUNDER
 - SOUNDER BEACON
 - FIRE ALARM PANEL
 - BEAM DETECTOR
 - GAS DETECTOR
 - FLAME DETECTOR
 - MULTI DETECTOR
 - VESDA
 - REMOTE INDICATOR



LIFE SAFETY - SECURITY SYSTEMS
TEL: 0800 368 9938
EMAIL: ADAM.SHAW@DAEMONFIRE.CO.UK

COORS BURTON

GUILDHALL GROUND AND FIRST FLOOR
FIRE ALARM

Drawn: A.SHAW	Checked: S.WOOTTON
Date: 22/11/2021	Scale: NTS@A3
Dwg No: 2021-11-006	Job/Quote/Ref: 111735
Status: FOR APPROVAL	Revision: 1
File Path: CASH/SALESENQUIRY/111735/DRAWINGS	

This drawing is the property of Daemon Fire & Security Ltd. It must not be copied or lent to any third party without the written consent of Daemon Fire & Security Ltd.
Do not change manually. Do not scale from this drawing.