

OWNER OCCUPIER / INVESTMENT OPPORTUNITY

20/20A High Street, Tutbury, Staffordshire DE13 9LT



BUY!

LARGE VACANT GROUND FLOOR COMMERCIAL UNIT WITH INCOME PRODUCING APARTMENT ABOVE, LOCATED IN THE HEART OF TUTBURY VILLAGE CENTRE

- Ground floor retail / commercial space
167.46 sq m (1,802 sq ft)
- Separately accessed, income producing, two bed, first floor apartment 86 sq m (933 sq ft)
- Affluent village location
- Suitable for a variety of uses
- Large rear garden
- Suitable for investors / owner occupiers



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

LOCATION:

Tutbury is an attractive and historic Staffordshire village located approximately 4 miles northwest of Burton on Trent on the A511.

The affluent village benefits from good road communications, being located just off the A50 trunk road, which links Stoke on Trent and the M6 in the west, and Derby and the M1 to the east.

The property occupies a prominent location within the village centre.

DESCRIPTION:

The property comprises a three storey, semi-detached former bank premises, with prominent frontage to the village's popular high street.

The ground floor commercial element was formerly used as banking hall and which is predominantly open plan in nature, with staff facilities, WC's and stores located to the rear of the customer area. The ground floor has been fully refurbished to include full redecoration, new floor tiles, new heating and electrics, lighting, floor data/power connections, security alarm and a new kitchenette.

The ground floor is suitable for a variety of uses, including:-

- Retail
- Restaurant / Bar (bar use STP)
- Takeaway (STP)
- Office

The separately accessed first and second floor apartment has been recently refurbished and is currently let to a long-standing tenant, subject to an Assured Shorthold Tenancy of 12 months, which expires on 30 September 2024. The apartment has the following features:-

- Two double bedrooms
- New kitchen
- Lounge
- New bathroom

Externally, the property has an extensive rear garden with mature trees and foliage and which has been fenced to provide an outside area for the commercial element and a private garden for the residential element. The garden can, however, be subdivided to suit occupier needs.

TERMS:

The property is available to purchase freehold, subject to the Assured Shorthold Tenancy of the residential element.

ACCOMMODATION:

DEMISE (NIA)	SQ M	SQ FT
Ground Floor Retail:	167.46	1,802
First Floor Apartment:	86.7	933
TOTAL	254.16	2,735

RENTAL INCOME:

DEMISE	RENT PA (GROSS)	STATUS
Ground Floor Retail:	£20,000 (ERV)	VACANT
First Floor Apartment:	£8,700	LET

PRICE:

The property is available to purchase at a level of:-

£350,000 (Freehold)

Assuming purchaser's costs of 3.80%, this shows a NIY of 7.90%, when fully let at the ERV.

RATES & COUNCIL TAX:

Rateable Value 2023/24 (GF Accommodation):	£14,750
Council Tax (First Floor Apartment):	Band – B

PLANNING:

E: (Commercial, Business, Service) - Retail
C3: (Dwelling Houses) – Upper floors only

The property is suitable for a variety of uses, subject to obtaining the necessary planning consents.

VAT:

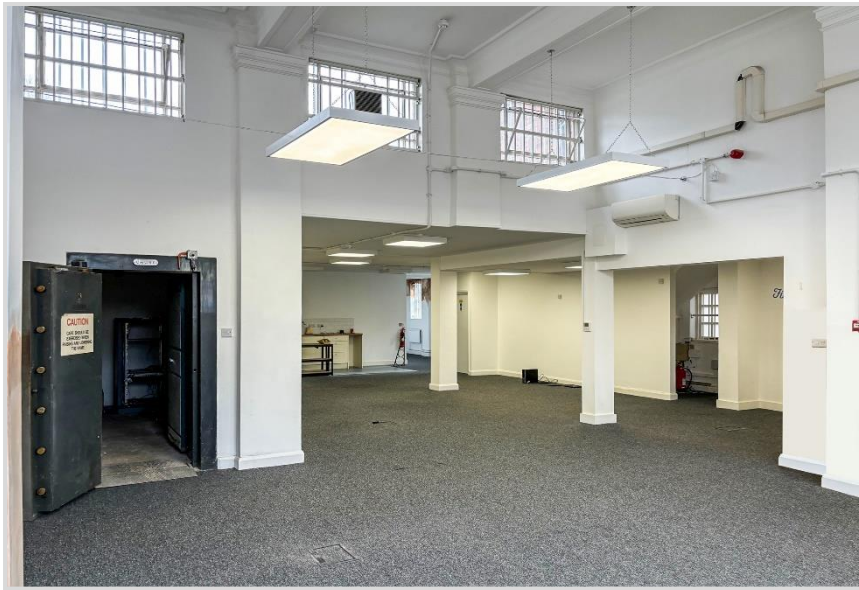
Vat is not applicable to the purchase price.

EPC:

Commercial Element:	C - 75
Residential Apartment:	D - 59

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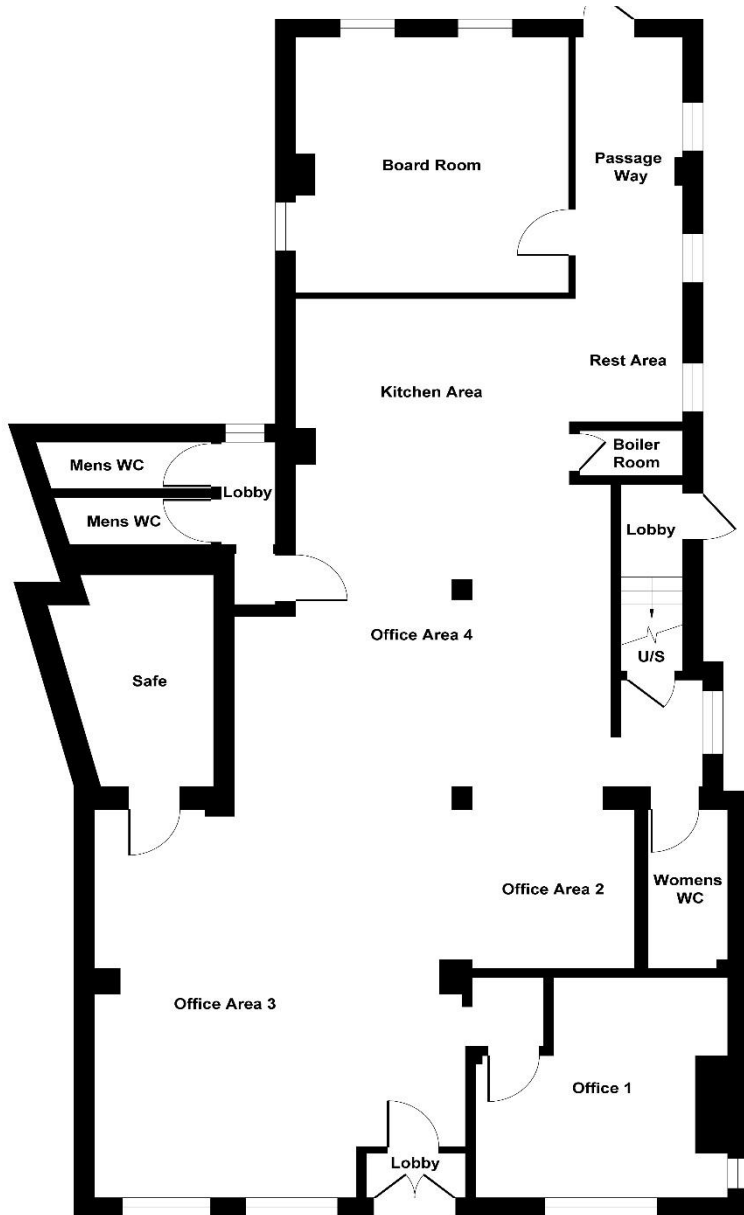


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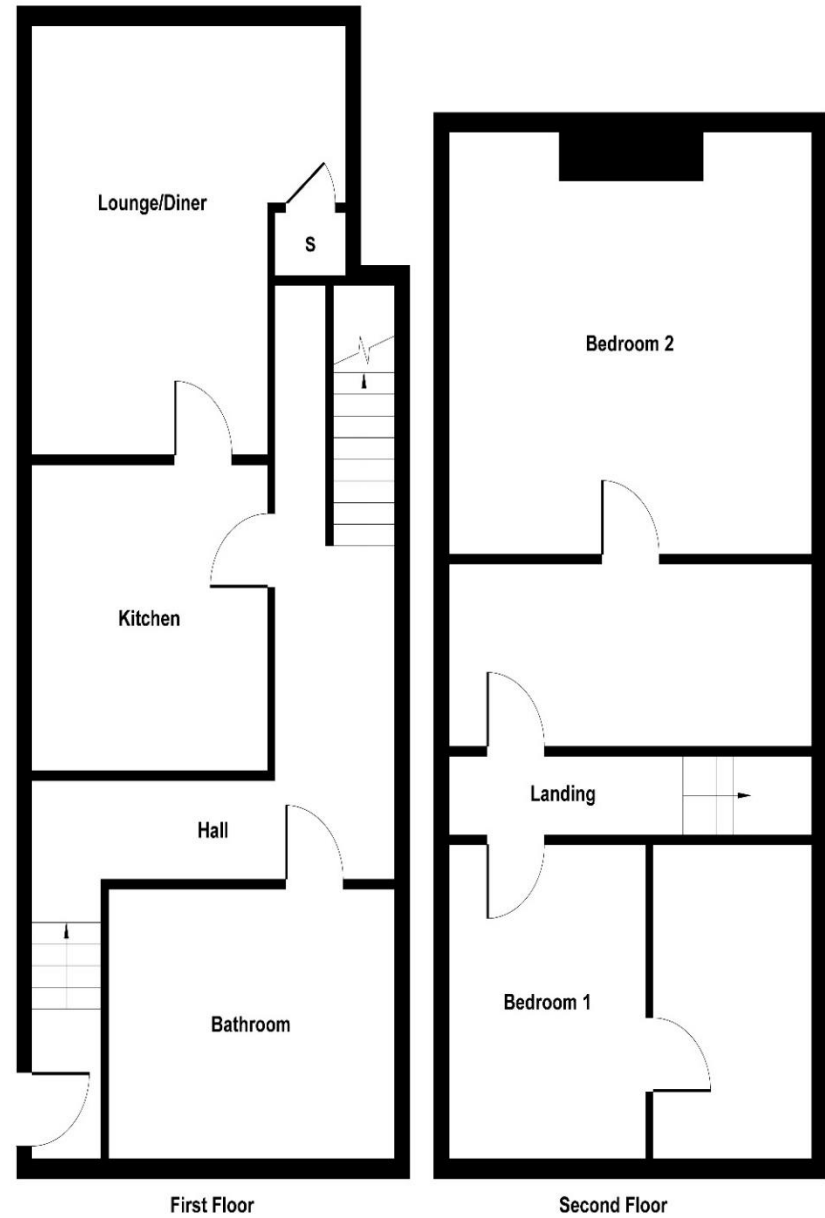
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GROUND FLOOR RETAIL / COMMERCIAL

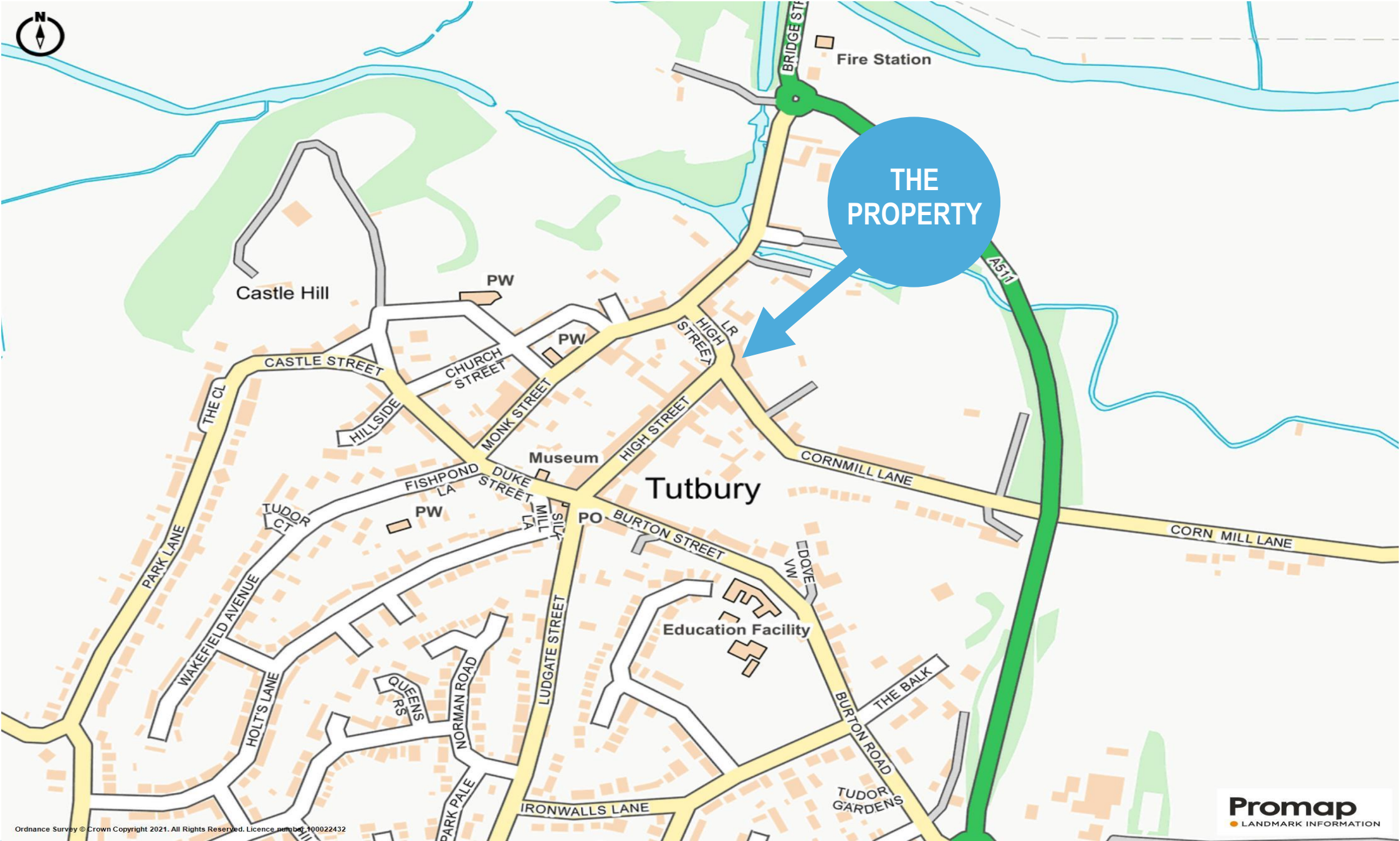


FIRST & SECOND FLOOR APARTMENT



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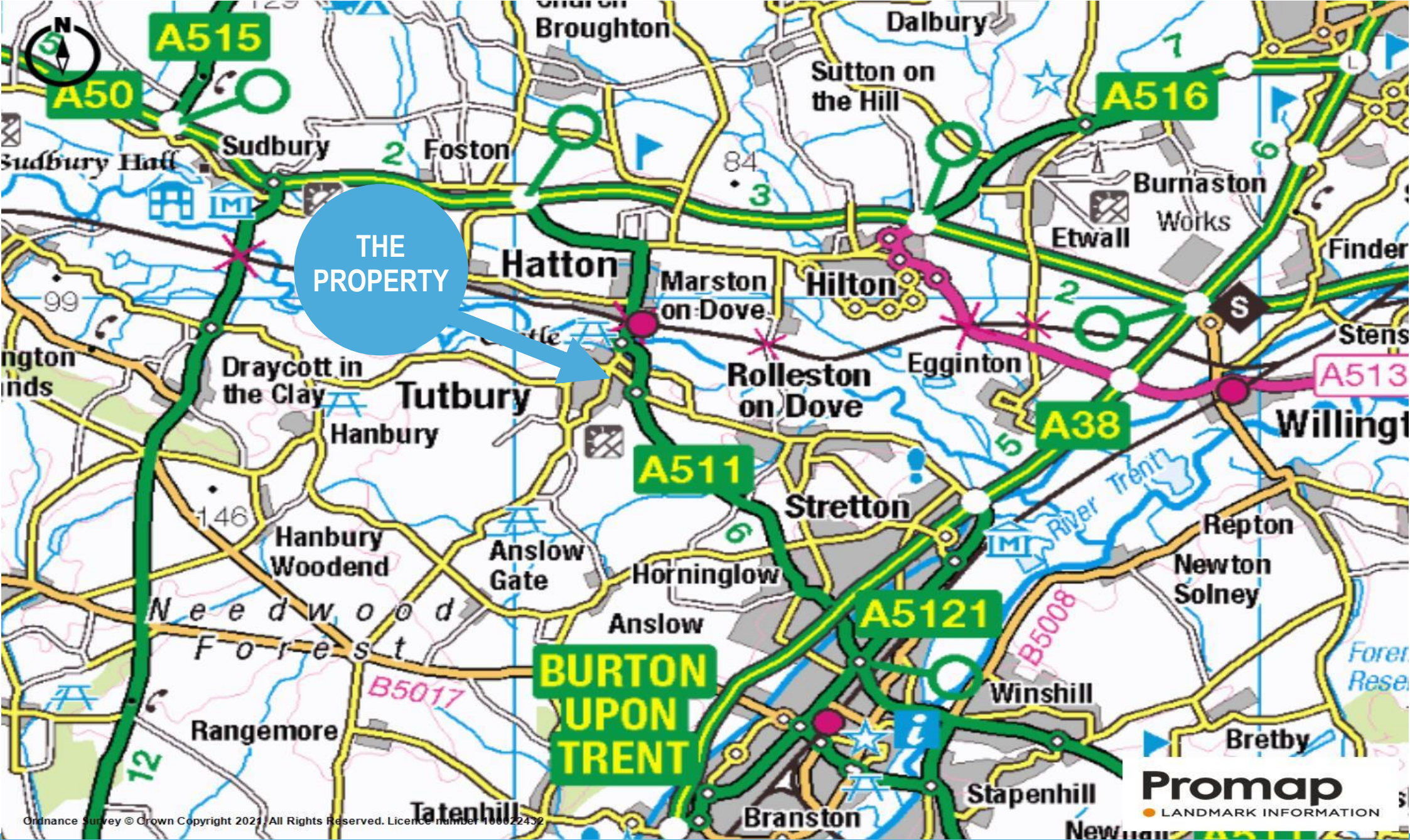
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LANDMARK INFORMATION

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.