



New Manor House & Willow House, Wetmore Road, Burton-upon-Trent, Staffordshire, DE14 1SP

Multi-Let Office Investment, extending to circa. 25,169 sq. ft./2,338 sqm.
on a site of 1.82 acres/0.736 hectares or thereabouts.

Tenants include Riviera Tours Ltd, and Mainline Digital Communications Ltd.

Current rental income £299,286.40 per annum exclusive (pax),
with only one vacant suite.

Estimated rental value upon full occupancy circa. £340,000 pax.

Offers Invited in Excess of £3,650,000

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LOCATION

The property is located off Wetmore Road, within the Market Town of Burton-upon-Trent, Staffordshire. The Town has a resident population of 72,299 inhabitants (2011 census). Situated to the centre of the UK, and excellent road communications, the Town is home to notable manufacturing and distribution operators. The property is located approximately one-quarter of a mile to the north of the town centre, and ease of access is afforded to the A511 and the A38, which in turn provide connections to the A42 and A50, the M1/M6 link road. East Midlands International Airport is within a fifteen-mile travelling distance.



DESCRIPTION

The property comprises a detached, two-storey, office building, together with car parking, and extensive grounds to the rear with views over the River Trent.

The building was originally owned and constructed for Bass, and is of steel portal-framed construction with cavity concrete block-and-brick infills, with a mansard roof.

The building was acquired by our clients in 2006, was subdivided and refurbished, and let to Riviera Tours Limited within the New Manor House section, and Willow House to NPower Limited.

To accommodate the further expansion of Riviera Tours, New Manor House was extended with a new two-storey addition built in keeping with the existing fabric. NPower vacated Willow House in 2018, and this section of the building was refurbished and subdivided into four suites.



Riviera Tours Limited took a further suite to the rear, ground floor section, and the remaining space was put on the open market. Current tenants now include Mainline Digital Communications (a subsidiary of BT), EE, and Alph Limited. The 2018/2019 refurbishment was completed to a very high standard to accommodate the majority of office requirements. The site benefits from an excellent car parking ratio of circa. one-space per 220 sq. ft.

FLOOR AREAS

New Manor House (ground and first floor occupied by Riviera Tours Limited) – 12,708 sq. ft./1,180 sqm.

Willow House (ground floor)

Suite One - Alph Limited – 3,442 sq. ft./319.76 sqm.

Suite C - Riviera Tours Limited – 2,678 sq. ft./248.8 sqm.

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Willow House (first floor)

Suite Three - Mainline Digital Communications Limited – 3,583 sq. ft./332.9 sqm.

Suite Four - Vacant – 2,758 sq. ft./256.23 sqm.



TENANCY INFORMATION

The building is multi-let, and there are currently four leases in place.

New Manor House (ground and first floor)

Tenant – Riviera Tours Limited (01869298)

Lease start, 2nd December 2014, five-yearly rent reviews with next review 2nd December 2024, no breaks, lease expiry 1st December 2029. Passing rent (pax) £181,525.

Willow House (ground floor C)

Tenant – Riviera Tours Limited (01869298)

Lease start, 28th March 2018 co-terminus with the lease on New Manor House, five-yearly rent reviews, with next review December 2024, no breaks. Passing rent £35,921.40 pax.

Willow House (ground floor Suite One)

Tenant – Alph Limited (09664654)

Lease start, 22nd September 2021, end date 21st September 2022 (tenants are holding-over until early 2023. Passing rent £31,840 pax.

Willow House (first floor Suite Two)

Tenant – Mainline Digital Communications Limited (02973418)

Lease start, 25th November 2019, end date 28th November 2024, no breaks. Passing rent £50,000 pax.

Willow House first floor Suite Three)

VACANT

REPAIRING OBLIGATIONS AND SERVICE CHARGE

All the leases are effectively full repairing and insuring (FR&I), with the landlord maintaining the main structure and communal areas, and reclaiming the costs of the same, including management and insurance, by way of a service charge.

ENERGY PERFORMANCE CERTIFICATES (EPC's)

The property has the following EPC ratings: -

Riviera Travel	D80	November 2024
Rear Extension	C74	November 2024

Please note, new EPC's have been commissioned, and the details will be updated accordingly. Copies of the EPC's can be made available via the Agents once received.

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PROPOSAL

We are instructed by our Client, to seek offers in excess of £3,650,000 (three million, six hundred and fifty thousand pounds). Further information and for viewings, please contact: -

Andrew Nichols, at the sole agents, Gadsby Nichols, on 01332 290390, andrewnichols@gadsbynichols.co.uk.

VALUE ADDED TAX (VAT)

The property is elected for VAT. It is intended that the sale will be treated as a transfer as a going concern (TOGC).

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

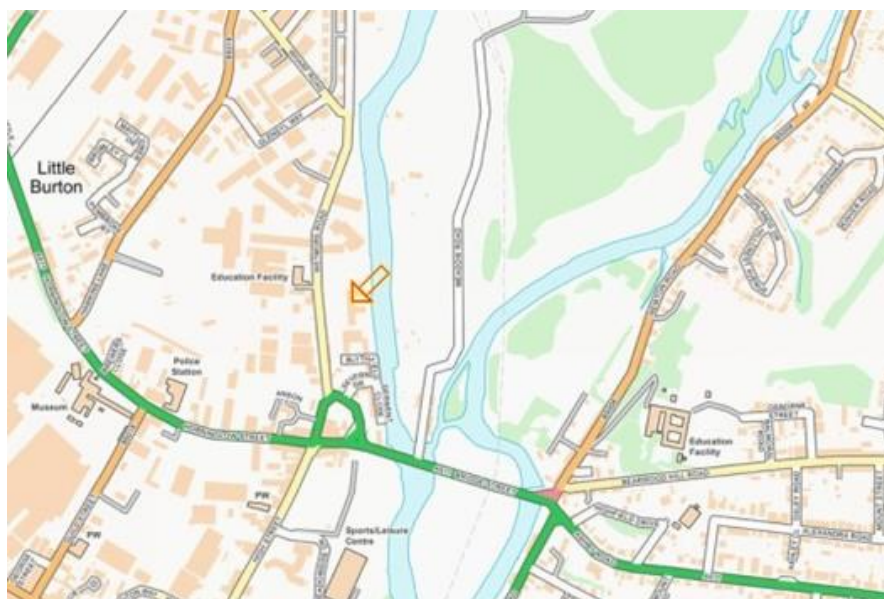
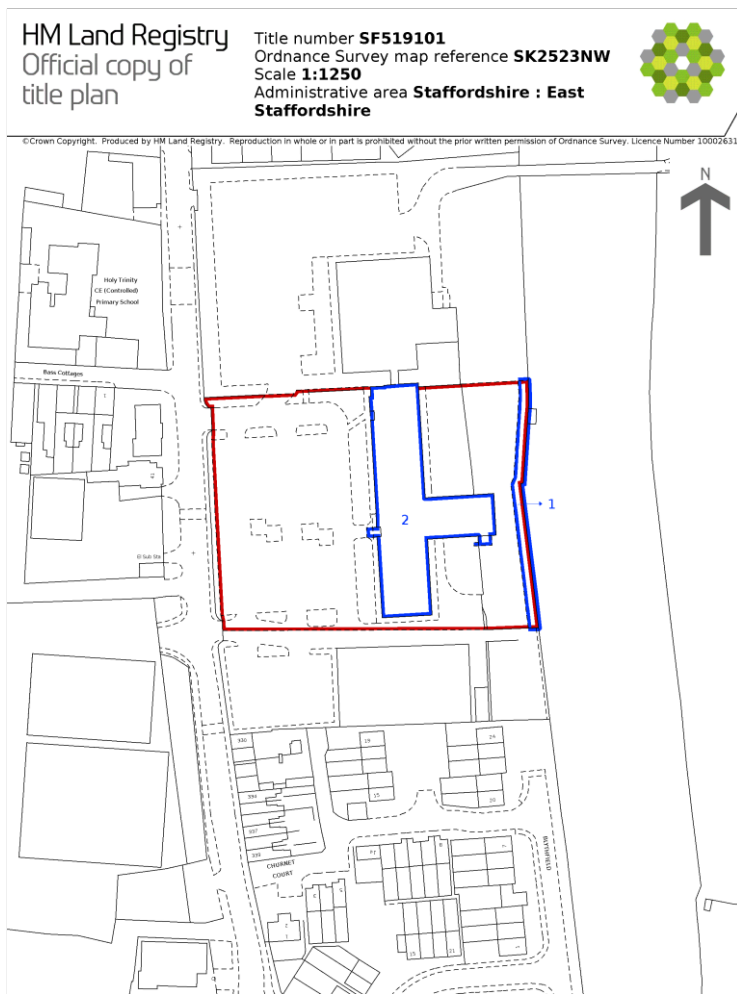
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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