



Bearwood Hill Road, Burton-On-Trent, DE15 0JR

Nicholas
Humphreys

Asking Price £170,000

**** Shop & Self Contained Flat ** Ongoing Rental Sold With Tenants In Occupation ****

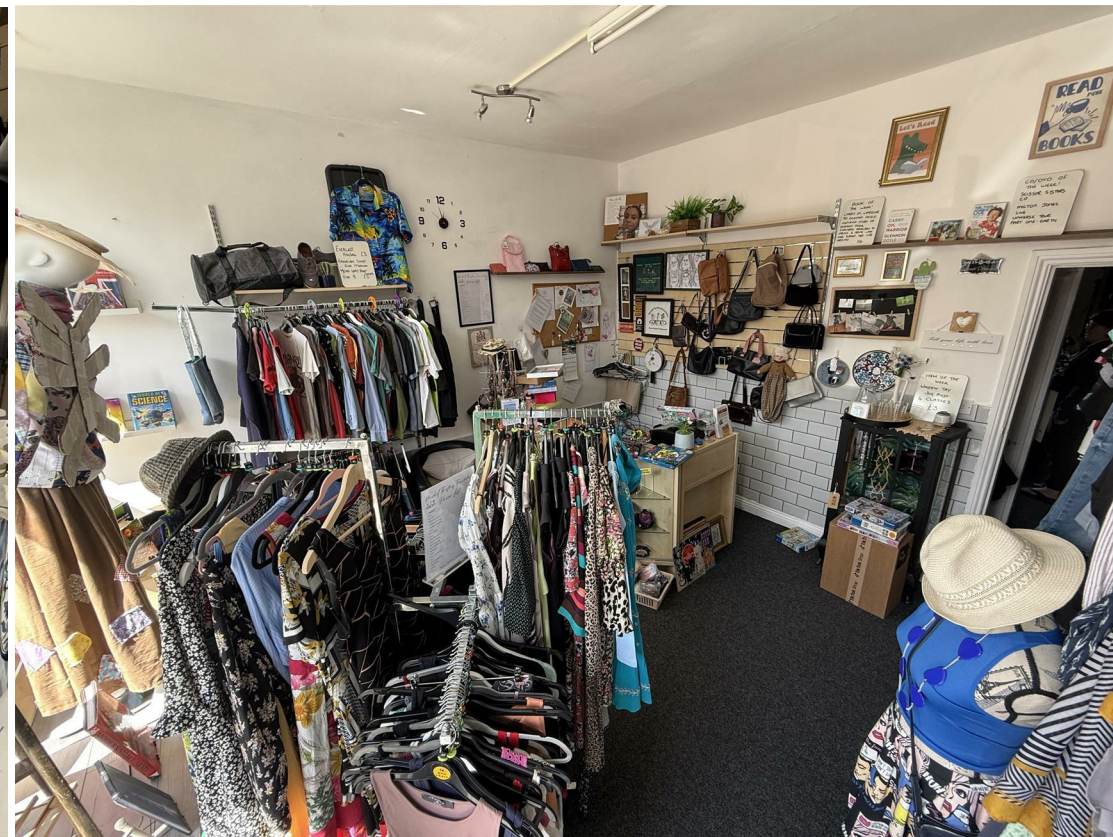
A unique mixed-use investment opportunity offering an established commercial retail premises with a self-contained two-bedroom first-floor apartment above. Offered for sale as an ongoing investment with both units currently tenanted, the property generates a combined rental income of £1,045 per calendar month (£395 pcm from the retail unit and £650 pcm from the apartment), making it an attractive addition to any investment portfolio.

The ground floor comprises a prominent retail unit with an attractive glazed shop frontage, providing a welcoming sales area to the front. The retail premises are currently occupied by Winshill Thrifting Foundation, a well-established local Community Interest Company, recognised for its fundraising initiatives and strong community presence. The shop has the entire ground floor with backroom, kitchen and cellar used for storage.

Externally, the commercial premises and apartment benefit from an enclosed rear courtyard incorporating an outside WC, useful storage sheds and a hard-standing patio area. A shared pedestrian entry with the neighbouring property provides access to the rear of the building and also leads to the separate entrance serving the self-contained apartment above.

The apartment is independently accessed via its own entrance door and offers lounge diner, kitchen, two bedrooms and shower room.

All Viewings by appointment only.



The Accommodation

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The ground floor comprises a prominent retail unit with an attractive glazed shop frontage, providing a welcoming sales area to the front. To the rear of the premises is a useful storage room together with a fitted kitchen, while beneath the rear section of the building is a cellar currently utilised by the commercial tenant for additional storage.

The retail premises are currently occupied by Winhill Thrifting Foundation, a well-established local Community Interest Company, recognised for its fundraising initiatives and strong community presence within the surrounding area. The tenant has an excellent local reputation and enjoys continued support from the local community.

Externally, the commercial premises benefit from an enclosed rear courtyard incorporating an outside WC, useful storage sheds and a hard-standing patio area. A shared pedestrian entry with the neighbouring property provides access to the rear of the building and also leads to the separate entrance serving the self-contained apartment above.

The apartment is independently accessed via its own entrance door from the shared passageway, with a staircase rising to the first-floor accommodation. The landing provides access to a spacious lounge diner positioned on the front elevation, featuring laminate flooring and a uPVC double-glazed window overlooking the front aspect.

Leading from the lounge is the fitted kitchen, incorporating a selection of base cupboards and matching eye-level wall units, preparation work surfaces, a built-in oven with electric hob and angled extractor hood above, together with freestanding appliance space for a washing machine and fridge/freezer. A uPVC double-glazed window overlooks the front elevation.

The principal bedroom is a generous double room situated to the rear of the property, enjoying a pleasant outlook over the rear courtyard and providing direct access to the fitted shower room. The shower room is fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin and shower enclosure with electric shower. A second well-proportioned bedroom is also positioned to the rear aspect, overlooking the rear gardens.

The investment is currently fully let, with the ground floor retail premises producing £395 per calendar month and the self-contained apartment generating £650 per calendar month, providing a combined rental income of £1,045 per calendar month.

This is an excellent opportunity to acquire a fully occupied mixed-use investment with an established commercial tenant and residential tenant already in place, offering immediate income from completion.

Epc Inspection on the shop (commercial) D Awaiting revised EPC on the flat.
Property construction: Standard

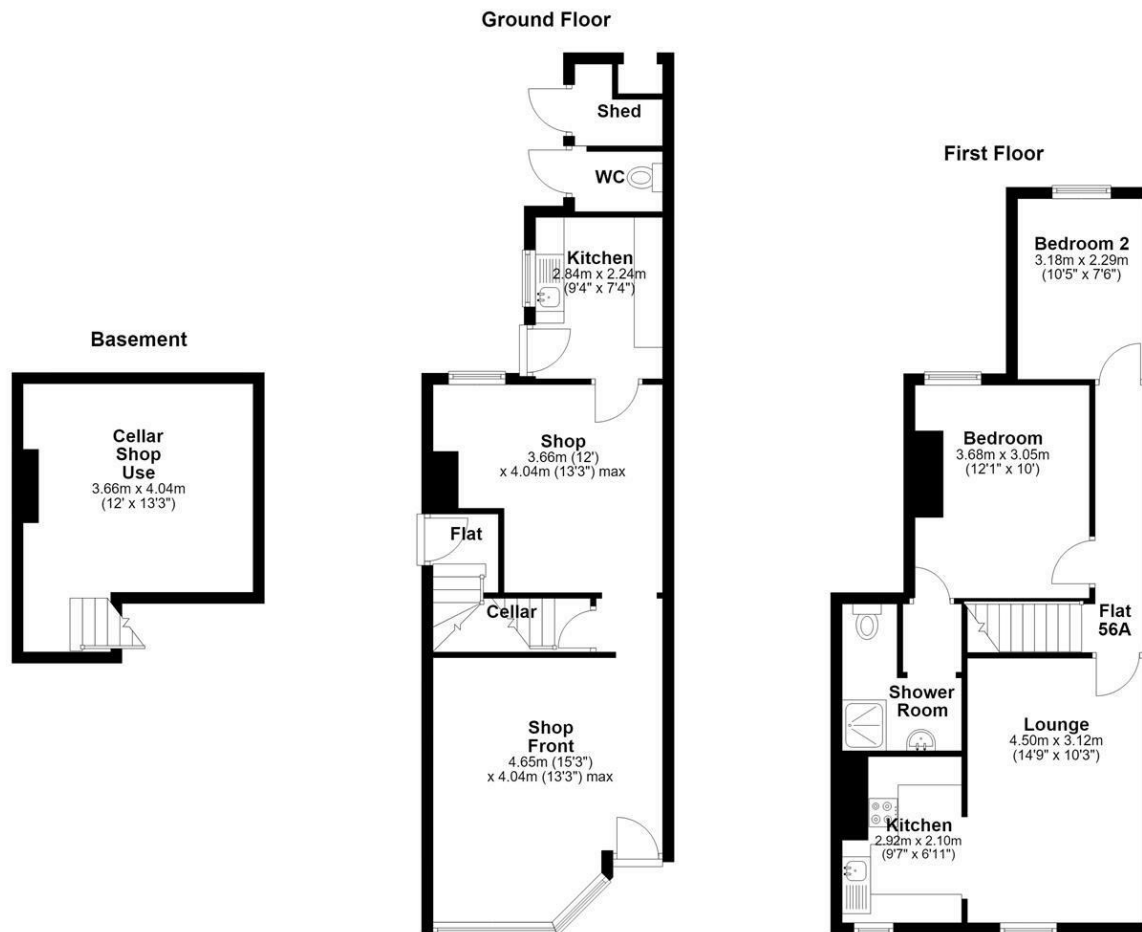
Parking: None
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas in the flat. No heating on the ground floor accommodation, within the shop.
Council Tax Band: The flat 56a is Band A council Tax. The Shop will have Business rates applied.
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

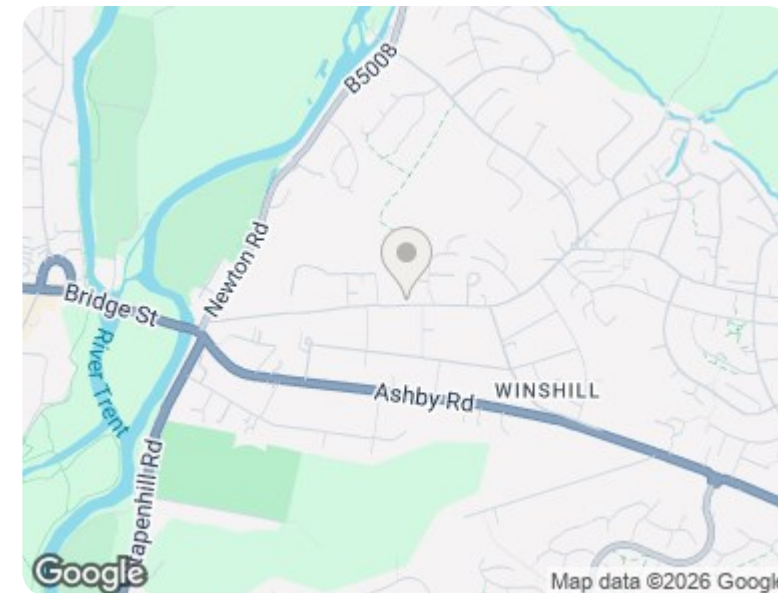








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Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From October 2026 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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