



8 Bridge Street, Tutbury, Burton-upon-Trent,  
Staffordshire, DE13 9LZ

A mixed-use investment opportunity comprising ground-floor retail unit, together with three one-bedroomed flats, currently producing an income of £19,980 pax.

A popular village location.

**FOR SALE**

**OFFERS IN THE REGION OF**  
**£235,000**

# 8 Bridge Street, Tutbury, Burton-upon-Trent, Staffordshire, DE13 9LZ

## LOCATION

The property is situated within Tutbury, some five-miles north-east of Burton-upon-Trent within East Staffordshire. Tutbury is a popular residential settlement, and the subject property is situated close to the village centre, off Bridge Street.

## DESCRIPTION

The property is a mid-terraced, two-storey building comprising a ground-floor retail unit, together with self-contained flats, one to the rear ground-floor, and two to the first-floor.

The retail unit is double-fronted with central personnel door, providing open-plan retail area with WC and amenity space to the rear. The area is currently leased and trades as The Cake Shop. To the left-hand side of the retail unit is access through to a ground-floor flat, known as 8c, and comprises hallway, open-plan kitchen/sitting room, fitted kitchen with some appliances, inner hallway leading to the rear garden, and with double bedroom, with shower and WC off.

To the right-hand side of the property is access to the first-floor, with internal staircase leading to flat 8b to the rear, comprising sitting room, inner hall, kitchen, double bedroom, shower room and WC. Flat 8a is to the front and comprises sitting room, kitchen, and double bedroom with en-suite shower room.

## SERVICES

All units are separately metered for electricity, and also have the benefit of water and drainage.

## BUSINESS RATES/COUNCIL TAX

We understand from our enquiries of the VOA website, that the property is assessed as follows: -

Shop and Premises	RV 5,200
All Flats, 8a, 8b & 8c	Council Tax Band A

## TENANCY DETAILS

The property is currently fully Let and producing a rent of £19,980 (nineteen thousand, nine hundred and eighty pounds) pax. A copy all tenancy agreements are available on request.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The following EPC ratings are applicable: -

Flat 8a	G13
Flat 8c	D58

EPC's have been applied for both the retail unit and number 8b.

## TENURE

Freehold, subject to the existing tenancy agreements.

## PRICE

Offers are invited in the region of £235,000 (two hundred and thirty-five thousand pounds).

## VIEWINGS (CONFIDENTIAL SALE)

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

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

## SUBJECT TO CONTRACT

