



## Redevelopment Opportunity, Fleet Street, Burton-on-Trent, Staffordshire, DE14 3RS

An exciting, mixed use development opportunity within Burton upon Trent Town Centre.  
Outline Planning Permission for the creation of a three/four-storey building, providing approximately  
6,400ft<sup>2</sup> / 594m<sup>2</sup> of commercial space to the ground floor.

£795,000

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## LOCATION

The property is situated in a prominent position on the corner of Fleet Street at its junction with Lichfield Street, within Burton upon Trent Town Centre.

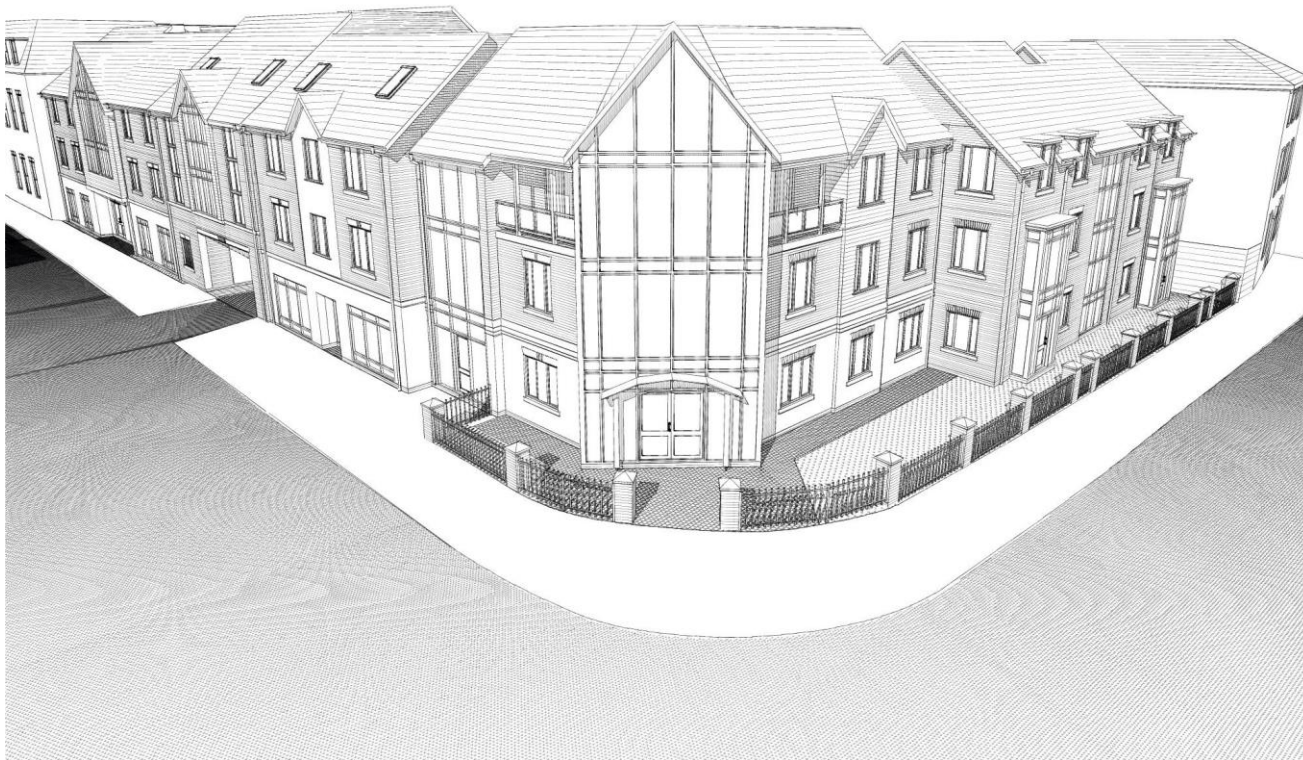
Burton upon Trent is a thriving Market Town, synonymous with the Brewing Industry, with 66,000 inhabitants and a wider shopping catchment area, in excess of 120,000 inhabitants.

The site is convenient for Burton College and is within walking distance of the prime shopping areas of the Town, including Coopers Square and the Octagon Shopping Centres.

Burton upon Trent benefits from good road communications, being located towards the centre of the Country, with ease of access to the A38 trunk road, which in turn provides a direct link to the A52, A5 and M6 toll.

The City of Birmingham is approximately thirty miles to the south, and the City of Derby, fifteen miles to the North





## THE SCHEME

The site was formerly part of a British Telecom Telephone Exchange and has the benefit of Planning Permission for a mixed use, L-shaped, three/four-story building.

The building will be high-profile with frontage to Lichfield Street, with vehicular access and a return-frontage to Fleet Street.

The ground floor space is capable of sub-division and could accommodate a variety of uses, including A1 (retail), A2 (financial and professional services), B1 (office), and A3 (restaurant) uses, as defined by the Town and Country Planning (Use Classes) Order 1987.

Other uses may also be appropriate, subject to obtaining the necessary Planning consents.

The residential element will be in the form of twenty-four apartments, of which, twenty-two will be two-bed roomed units, and two will be one-bed roomed properties. The residential element will be constructed on the first, second and third floors. One of the key advantages of the development is the availability of car parking, with thirty car parking spaces being provided on site.

## PLANNING

Outline Planning consent was granted for the scheme, by the local planning authority, East Staffordshire Borough Council, subject to conditions, under application code OU/02363/018/CLF, dated 19<sup>th</sup> October 2009.

A copy of the Planning consent is available upon request. Alternatively, the Application, together with supporting documents, is available online at East Staffordshire Borough Councils planning website.

### TENURE

The site is available Freehold with vacant possession being provided upon completion.

### PRICE

£795,000 (seven hundred and ninety-five thousand pounds).

### VIEWINGS

Strictly by prior appointment with the Sole Agents:-

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### SUBJECT TO CONTRACT



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