



The former Bell & Brewer Public House  
29-30 Derby Street, Burton on Trent.  
Staffordshire, DE14 2LD

Vacant investment property,  
comprising three flats and one retail unit.

Corner location.

Recently refurbished/converted.

Potential income in excess of £25,000 pax

**FOR SALE**  
**OFFERS AROUND £295,000**

# 29-30 Derby Street, Burton on Trent, Staffordshire, DE14 2LD

## LOCATION

The property is located on Derby Street, Burton on Trent, Staffordshire, close to its junction with Borough Road, opposite the Lidl supermarket, within close proximity to the Railway Station, and approximately half-a-mile west of the centre of Burton-upon-Trent.

## DESCRIPTION

The premises comprise the former Derby Turn public house, and was converted by our clients into three self-contained flats, with a ground floor retail unit.

The property is predominantly of two-storey brick construction, under a pitched tiled roof, with predominantly UPVC double glazing throughout.

## PLANNING

We understand that the property has existing use consent for A1 Retail, as defined by the Town and Country Planning (Use Classes) Order 1987.

## SERVICES

We believe that mains gas, electricity, water and drainage are all connected to the property.

## BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows: -

Description	Rateable Value
Public House and Premises	£5,400

## COUNCIL TAX

From enquiries of the VOA website, the residential element of the property, has a council tax banding of A, with East Staffordshire Borough Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Shop	E119
Flat 1	D68
Flat 2	C74
Flat 3	D64

Copies of the certificates are available on request.

## SCHEDULE OF POTENTIAL RENTAL INCOME

Shop	£900 pcm	Five-year lease
Flat 1	£375 pcm	AST
Flat 2	£410 pcm	AST
Flat 3	£410 pcm	AST

Estimated Rental Value (ERV) £25,140 pax.

## PRICE

Offers are invited around £295,000 (two hundred and ninety-five thousand pounds) for the freehold interest.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Mob: 07501 525352

Email: [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT

