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PROPERTY CONSULTANTS

FOR SALE

FREEHOLD INVESTMENT

**170 WATERLOO STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 2NG**



- **GROUND FLOOR LET TO CORAL RACING LIMITED**
- **TWO SELF-CONTAINED RESIDENTIAL FLATS**
- **COMBINED RENTAL INCOME £19,200 PER ANNUM**
- **OFFERS INVITED AROUND £200,000**
- **EPC GRADE - SHOP C(63), FLATS E(51)**

170 WATERLOO STREET, BURTON UPON TRENT , STAFFORDSHIRE

SITUATION AND DESCRIPTION	The property is located in Waterloo Street within a densely populated residential area. There is on-street car parking both to the front and side of the property.
ACCOMMODATION	<p>The ground floor comprises a retail unit with a sales area of 978 sq ft (90.86 sq m), a kitchen of 44 sq ft (4.09 sq m) along with staff and customer toilet facilities.</p> <p>The first floor comprises two self-contained residential flats. There is a one bedroomed flat and two bedroomed flat, each of which are let on separate tenancies and have access to a small yard providing off-road parking at the rear.</p>
TENURE	<p>The property is available for sale freehold, subject to the following tenancies:</p> <p>Ground Floor: Let to Coral Racing Limited for a term of 10 years from 29 September 2012 at a current rental of £10,500 per annum, exclusive of business rates.</p> <p>First Floor: The one bedroomed flat is let at a rent of £350 per calendar month.</p> <p>The two bedroomed flat is let at a rent of £375 per calendar month.</p> <p>Both flats are let on a separate Assured Shorthold Tenancy and the combined rental is £8,700 per annum.</p> <p>The current total rental income from the 3 tenancies combined is therefore £19,200 per annum.</p>
PRICE	Offers are invited in the region of £200,000.
ENERGY PERFORMANCE CERTIFICATE	The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.
LEGAL COSTS	Each party to be responsible for their own legal costs.
VIEWING	By appointment with Rushton Hickman Limited.
REFERENCE	C1603 - 04122018

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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