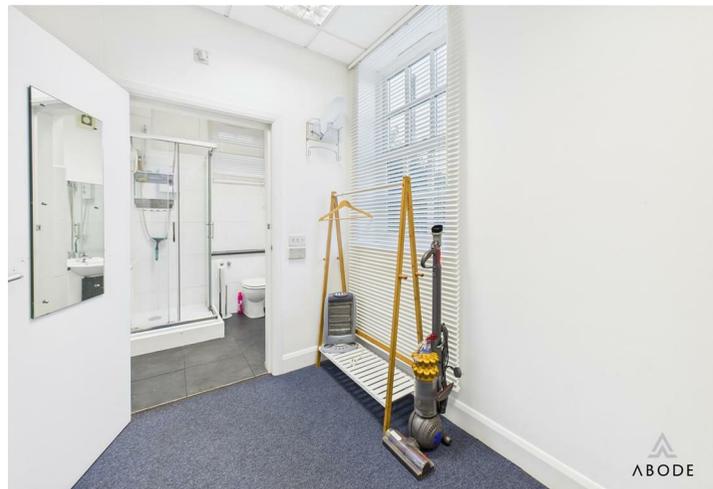
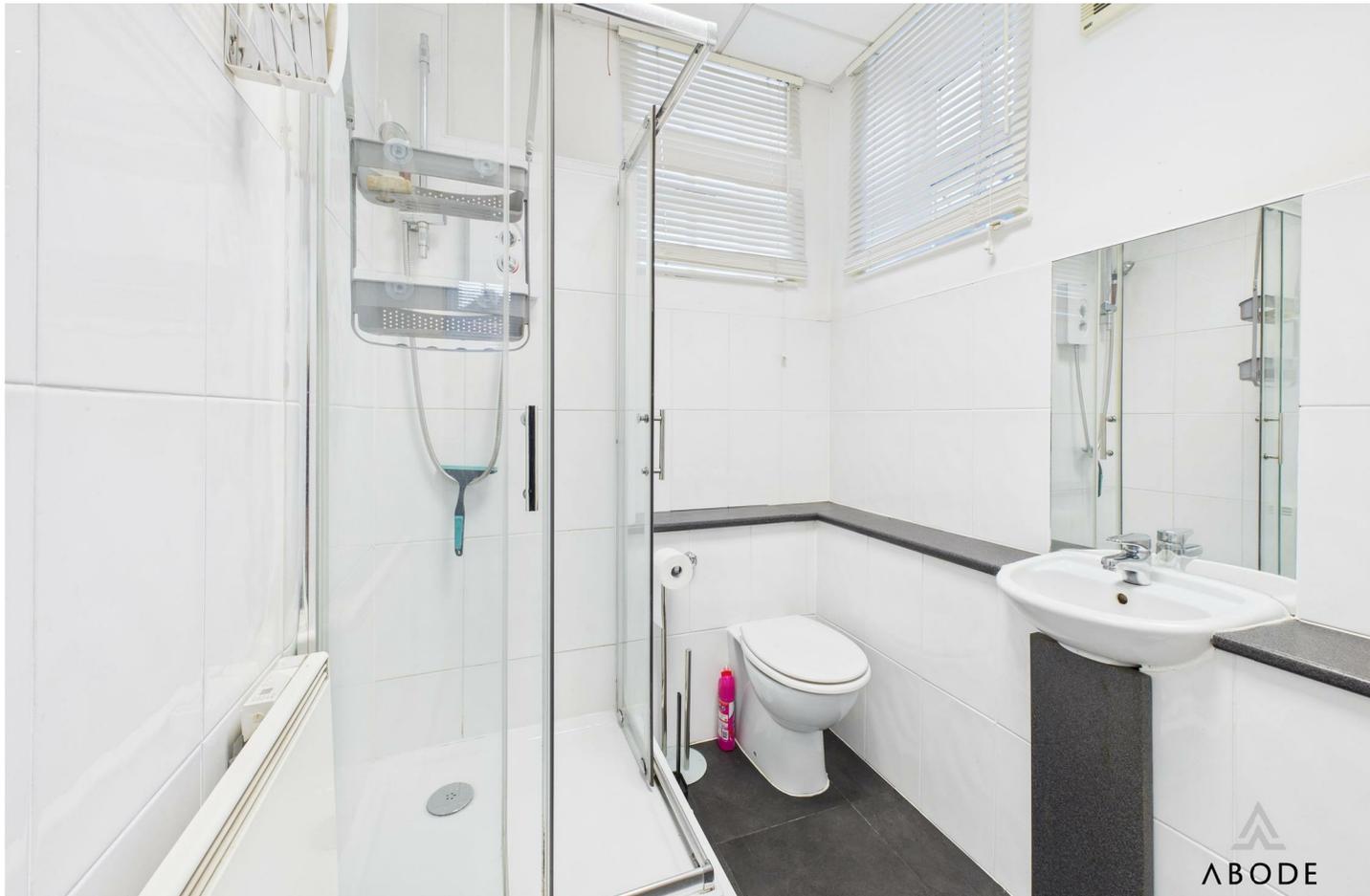




*** FOR SALE BY AUCTION ***

You will be relieved to learn that this detached former toilet block is offered for sale with vacant possession, as the previous owners are now ready to completely wash their hands of it. Compact, solidly built and full of... character, the property presents a unique opportunity for the brave investor or developer seeking their next challenge. With imagination, planning consent and possibly a deep clean, this could become something surprisingly impressive.



DETAILS

Commercial Property

Property Description:

A truly unique and rare opportunity to acquire one of Burton-upon-Trent's most individual and characterful buildings.

The distinctive property has been repurposed for office use and enjoys one of the most prominent and high-profile positions in Burton town centre.

Offering immense potential, the building would lend itself perfectly to a studio, creative workspace, or an imaginative residential conversion, subject to the necessary planning consents.

For purchasers seeking something genuinely quirky, steeped in history, conversation-starting character property with a story all of its own — look no further.

Conservation Area

We have been made aware this property is in the Burton No. 2 and 3 Town Centre conservation area. Prospective buyers are advised to make all necessary independent enquiries prior to bidding, as any bid made will be binding.

Note

Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

Draft Sales Details

These sales details are awaiting vendor approval.

Tenure:

Freehold. Vacant possession upon completion.

AUCTION DETAILS

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms.



Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties







located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

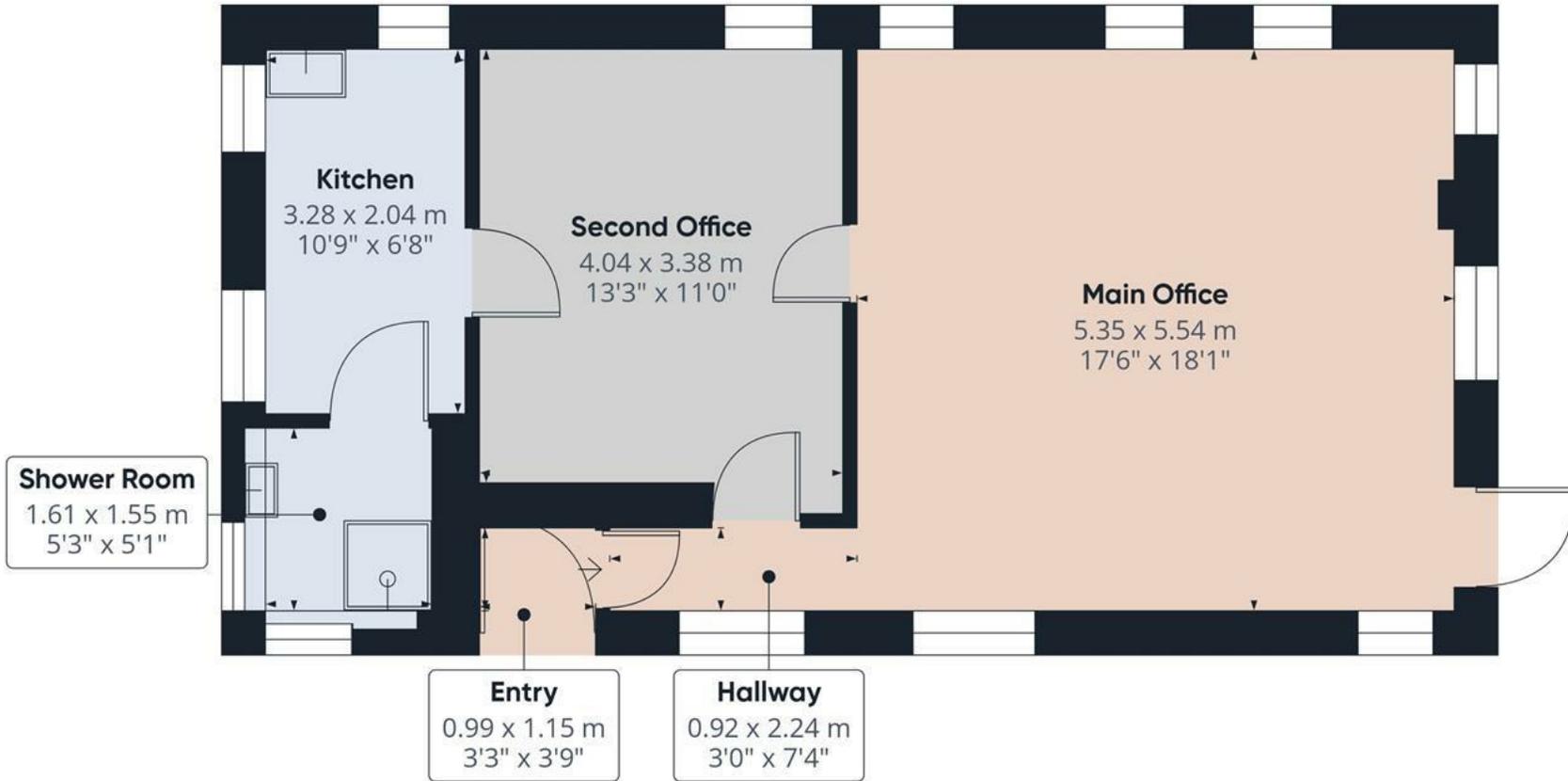
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).



Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



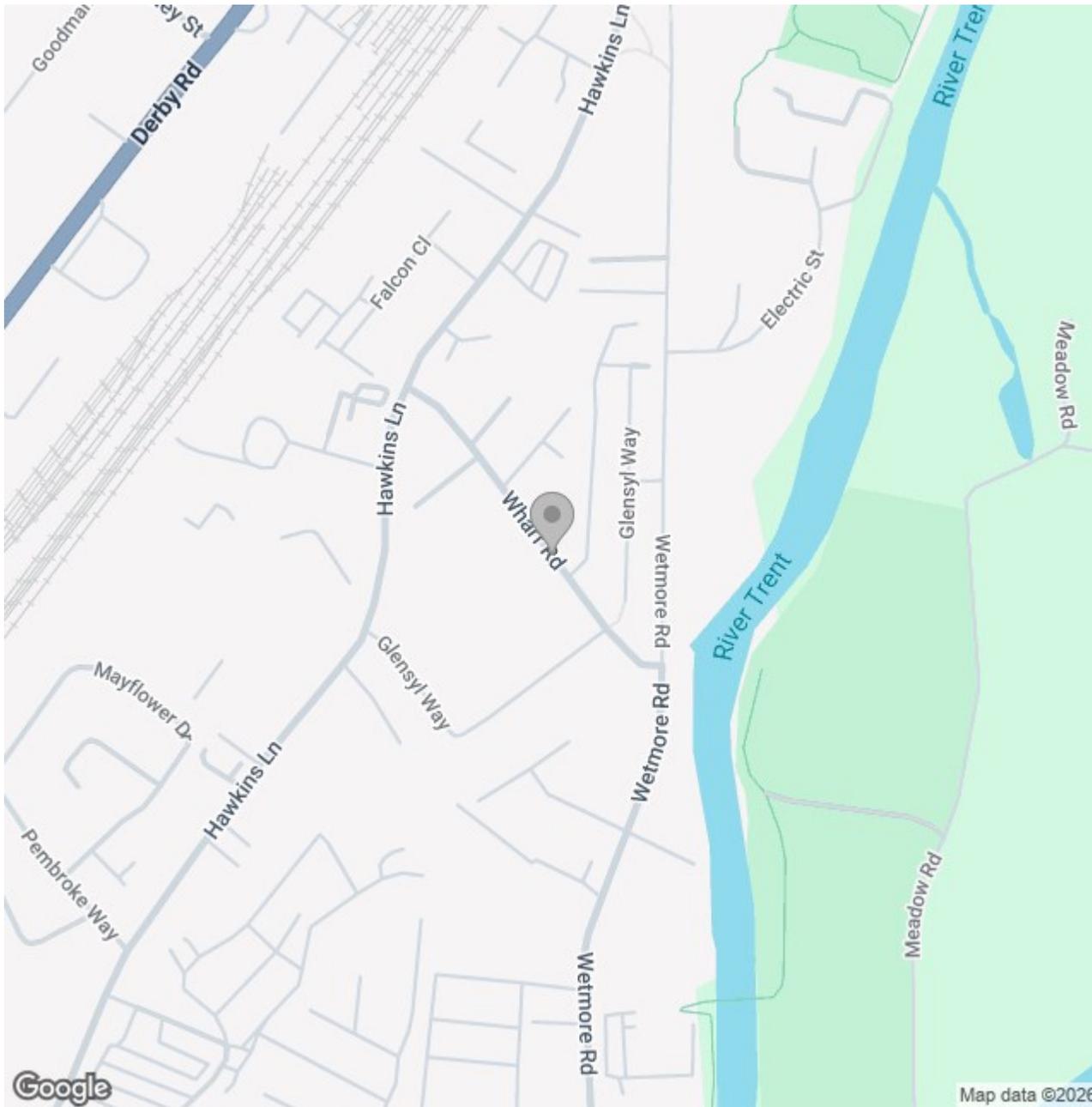
Approximate total area⁽¹⁾
56.8 m²
612 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

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