

**fisher  
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# Gothard House

9 St Paul's Square, Burton-upon-Trent  
Staffordshire, DE14 2EF

Freehold  
Commercial Property

3,997 Sq Ft (371.35 Sq M)



**For Sale | £475,000 + VAT**



## Amenities



Part Perimeter  
Trunking



Suspended  
Ceilings



Utilities



Kitchen



Parking



Transport  
Links

## Gothard House

3,997 Sq Ft (371.35 Sq M)

### Description

The property consists of a part three storey and part four storey building of masonry construction under a series of pitched/hipped tiled roofs.

The property comprises basement, ground, first and second storey accommodation, which has most recently been used for office purposes.

The layout/specification includes the following:

- Three main rooms on the ground floor, together with WC and kitchen accommodation.
- Cellular rooms on the first floor recently used as offices, with kitchen and WC facilities.
- Cellular office rooms and kitchen on the second floor.

The accommodation is carpeted with the specification including part perimeter trunking, wall sockets, heating via wall mounted radiators (gas fired wet system) and suspended ceilings with ceiling mounted Category II lighting. It is understood that the property has two gas boilers and two electricity meters.

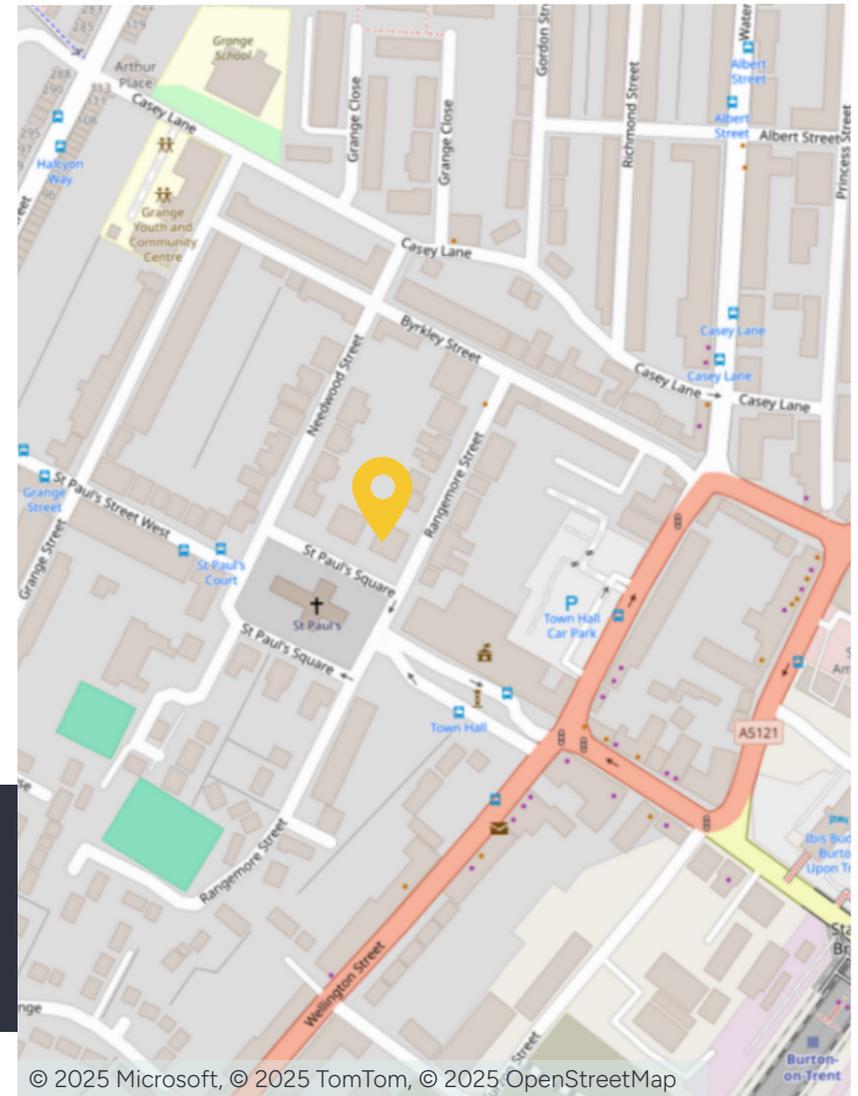
Externally, there is front and rear hardstanding parking. There are marked parking spaces for approximately 14 cars, 9 at the rear and 5 at the front.

The property is not listed but it sits within the Town Hall Conservation Area. Listed buildings nearby include St Paul's Church and Town Hall.

## Location

Gothard House is situated on the northern side of St Paul's Square in Burton-upon-Trent. It is directly opposite St Paul's Church, and at the junction with Rangemore Street

It is situated in the town centre close to the train station and the Town Hall. St Paul's Square is an attractive area featuring the church and a mixture of surrounding uses, including residential dwellings, assisted living and education.



### Locations

Burton: 0.8 miles

Derby: 13.1 miles

Lichfield: 12.7 miles

### Nearest station

Burton 0.3 miles

### Nearest airport

Birmingham International: 30.7 miles

## Accommodation

Description	Sq Ft	Sq M
Basement	274	25.43
Ground	1,483	137.78
First	1,232	114.47
Second	1,008	93.67
<b>Total</b>	<b>3,997</b>	<b>371.35</b>



## Further information

### Asking Price

£475,000 exclusive of VAT. Subject to Contract.

### Tenure

Freehold.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is E 124.

### Planning

The following planning consent is in place.

P/2025/01344 approval for the conversion of existing offices (Class E) to 5 no. flats (Class C3).

East Staffordshire Borough Council  
www.staffordshire.gov.uk

The property might be suitable for other uses, subject to any necessary planning consent needed.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.

### Disclosure

Please note that a member of Fisher German LLP has an interest in this property.





## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated December 2023.



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