



## Gothard House

9 St Pauls Square, Burton-on-Trent, DE14 2EF

### Commercial property for sale

**3,997 sq ft**  
(371.33 sq m)

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- 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
- Part perimeter trunking
- Suspended ceilings
- Kitchen facilities
- On site parking

- Good transport links

# Gothard House, 9 St Pauls Square, Burton-on-Trent, DE14 2EF

## Summary

<b>Available Size</b>	3,997 sq ft
<b>Price</b>	£475,000
<b>Rates Payable</b>	£12,500 per annum
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	E (124)

## 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.

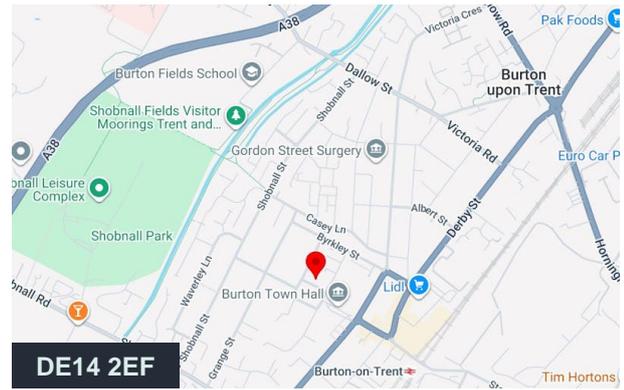
## Location

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.

## Accommodation

The accommodation comprises the following areas:



## Viewing & Further Information



### Charles Warrack

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### James Allison

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Name	sq ft	sq m	Availability
Building - Gothard House	3,997	371.33	Available
<b>Total</b>	<b>3,997</b>	<b>371.33</b>	