

OAKMOOR CAFÉ, LICHFIELD RD, BARTON UNDER NEEDWOOD,
BURTON-ON-TRENT, STAFFS, DE13 8ED



TO LET

TRANSPORT CAFÉ, ANCILLARY STORAGE AND A TRAILER PARK FACILITY

Circa, 1.3 acres/ 0.53 of a hectare

- Extensive frontage onto the main A38 – arterial route – considerable traffic flow.
- Within close proximity to a number of modern business/distribution parks – Burton Gateway, Barton Business Park and Fradley Park Industrial Estate.
- Circa, 7 miles from Lichfield City Centre.
- Circa, 3 miles from Burton Town Centre.
- Within close proximity to St George's Park, Barton Marina and the National Memorial Arboretum.



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LOCATION

The subject premises enjoys a substantial frontage onto the main A38 – Lichfield Road – arterial route – considerable traffic flow.

Considerable regeneration/redevelopment has occurred (ongoing), within relative close proximity - business/distribution parks - Burton Gateway (Hellmann), Barton Business Park (Argos, Perelli, Ceva & Bombardier Transportation) and Fradley Park Industrial Estate (Tesco, DHL and Palletways).

The property is approximately 3 miles from Burton Town Centre and 7 miles from Lichfield City Centre.

The National Memorial Arboretum, Barton Marina and St George's Park are nearby.

DESCRIPTION

The subject premises comprise a long established (1930's – Oakmoor) Transport Café (circa, 64 covers), including ancillary storage and a trailer park facility.

Total site area, circa **1.3 acres/0.53 of a hectare**.

Fully fitted commercial kitchen.

Various storage facilities to the rear.

Surfaces with regard to the external areas are part tarmacadam, part block paved and part compacted ground.

The site can cater for a minimum of 25 articulated vehicles, together with extensive off-street car parking.

It is important to note that the residential accommodation is not included (hatched blue).

ACCOMMODATION

Transport café - **1,700 sq.ft/157.9 sq.m.**

CONSENT/PERMITTED USE

We are advised that the property can be utilised on the basis of a transport café/trailer park (no hours restrictions).

For More Information Contact:

Robert Taylor BSc MRICS

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Any interested party should make their own proper enquiries of the local planning authority.

TENURE

The property is available on the basis of a 10 year, FRI lease (5 year review pattern), at an asking rental of **£78,000 per annum exclusive**.

VAT

VAT is not applicable.

RATEABLE VALUE/RATES PAYABLE

Café & ancillary accommodation

Rateable value : £17,500

Rates payable circa : £8,750

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and foul drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

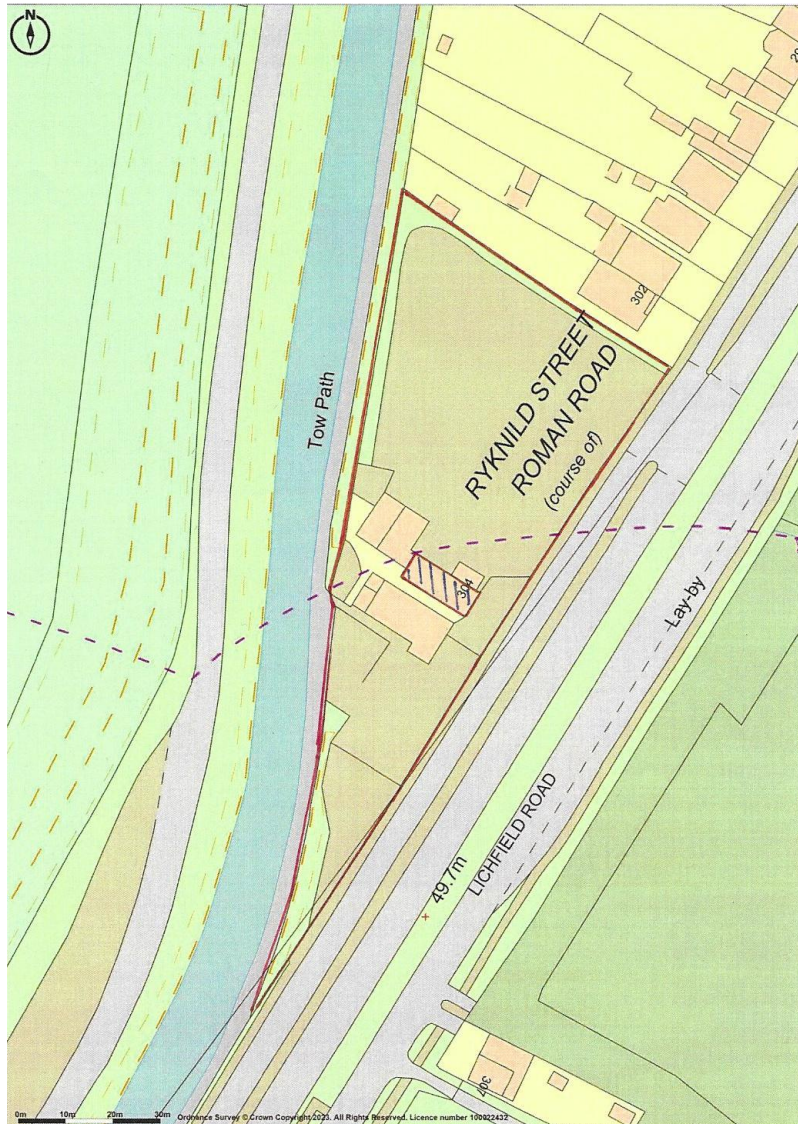
ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

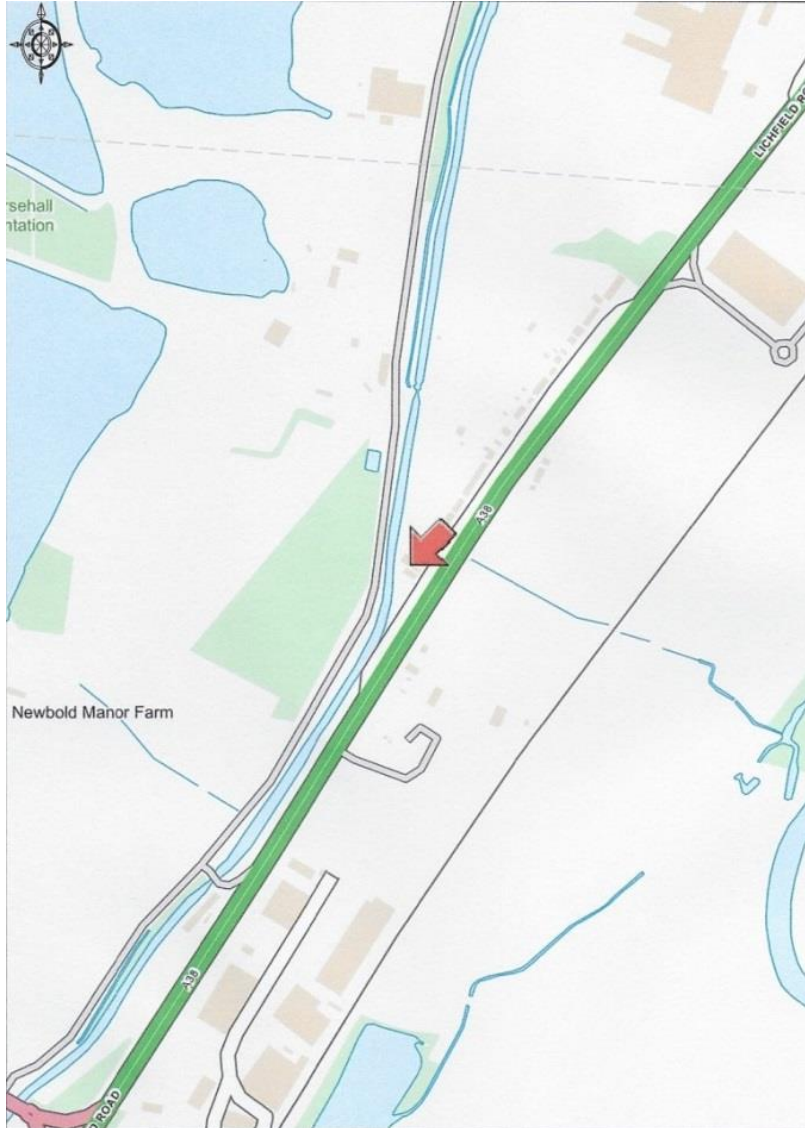
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.