

FREEHOLD MIXED USE INVESTMENT FOR SALE

Errisberg House, Barton Turn, Barton Under Needwood, Burton On Trent, DE13 8EB

Main Building & Hospital - 10,500 SqFt (975.45 SqM) | Offers in the region of £2.5m





TERMS

Freehold subject to the tenancies - please refer to tenancy schedule for further details.

Summary:

Linnaeus Vets (Veterinary Hospital plus part of main building) - £134,560 per annum exclusive

Other occupiers - £48,594.63 per annum exclusive.

TOTAL INCOME - £183,154.63 per annum exclusive

ASKING PRICE

Offers in the region of £2.5m

DATA ROOM

A full suite of information is available to view and download on the property page of the Burley Browne website - [CLICK HERE](#)

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Full details of the rating assessments are held within the data room.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



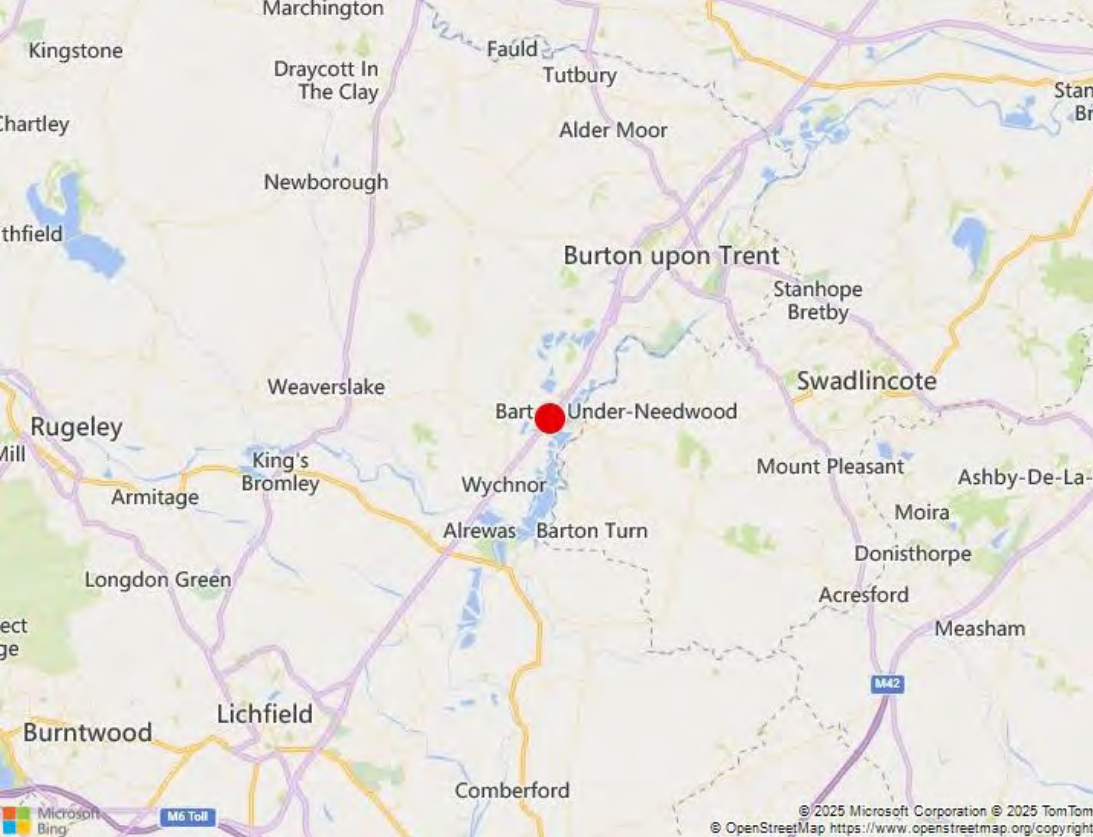
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KEY FEATURES

- Opportunity to acquire prominent mixed use investment
- Current income: £183,154.63 per annum
- Income from Linnaeus Vets - £134,560 per annum
- Remaining income from other occupiers - £48,594.63 per annum
- Linnaeus Vets is one of the largest veterinary groups in the UK
- Linnaeus Vets is owned by the US based Mars Petcare.

LOCATION

Errisberg House enjoys a highly accessible position adjacent to the A38, just off the Barton-under-Needwood exit. The picturesque village of Barton-under-Needwood lies just over a mile to the west, offering a range of amenities including shops, pubs, and schools. The location provides excellent connectivity to Burton upon Trent, Lichfield, and the wider Midlands region.

DESCRIPTION

Errisberg House is an imposing 19th-century property arranged over basement, ground, first and second floors. The main house is partly occupied by Linnaeus Vets alongside other businesses who occupy rooms on lease agreements and adjoins a modern, purpose-built veterinary hospital constructed in 2019, let to Linnaeus Vets. The state-of-the-art hospital includes six consulting rooms, four operating theatres, two X-ray suites, and dedicated cattery and kennel areas. The wider site features a number of cabins let to various businesses, together with generous on-site parking.

Linnaeus Vets is one of the largest and leading veterinary groups in the UK and Ireland, and is owned by the US based Mars Petcare. The Linnaeus-owned veterinary practice at Errisberg House is West Midlands Veterinary Referrals, a specialist referral hospital that provides treatment for referred pets, with services including surgical treatment, advanced diagnostic imaging, and round-the-clock monitoring.



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

TENANCY SCHEDULE - ERRISBERG HOUSE, BARTON-UNDER-NEEDWOOD

Unit	Tenant	Lease date	Term / expiry date	Rent Review	Break	Rent (per annum)	Service Charge (per annum)
Veterinary Hospital							
Veterinary Hospital & GF rooms	Linnaeus Veterinary Limited	09/10/2019	01/10/2039	5 yearly	Tenant - every fifth anniversary	£113,500.00	£5,000.00
Errisberg House FF - F4, 10,11,12	Linnaeus Veterinary Limited	01/06/2022	01/10/2039	5 yearly	Tenant - every fifth anniversary	£21,060.00	
						£134,560.00	
Other occupiers *							
Cabin A	Barton Hand Car Wash	01/07/2025	5 yrs	01/01/2028	Tenant - rolling subject to 12 mths notice	£10,355.00	£545 pa
Cabin B	Hounds Pet Grooming	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,078.13	£107.50
Cabin C	Alexandra Nail & Beauty	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,850.00	£150.00
Cabin D	S Dughan Snack Bar	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,042.50	£107.50
G14	Bridge Physiotherapy	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£8,085.82	£425.57
G17	Visdata	01/07/2025	5 yrs		Tenant - rolling subject to 12 mths notice	£8,608.34	£2,143.00
F13	Tina Grist - seemstress	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£2,726.50	£143.50
F15	Strusoft	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,008.34	£158.33
S1	Life on Dreams	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,135.00	£165.00
S6-7	Alex Penford - Psychotherapist	01/07/2025	5 yrs		Tenant - rolling subject to 6 mths notice	£3,040.00	£160.00
Office	Barton Taxi Cars Ltd	01/10/2023	6 yrs		Tenant - rolling subject to 6 mths notice	£2,665.00	£1,838.04
						£48,594.63	
Total Current Rent						£183,154.63	
Total Service Charge							£10,398.44

* - leases are contracted outside of the L&T Act 1954 (security of tenure)

Leases - Copies of all commercial leases are held on the data room, which can be accessed subject to registration.

VAT- All figures are exclusive of VAT, which is payable.

LINNAEUS VETS ACCOMMODATION - GROUND FLOOR

NB: shaded areas not included



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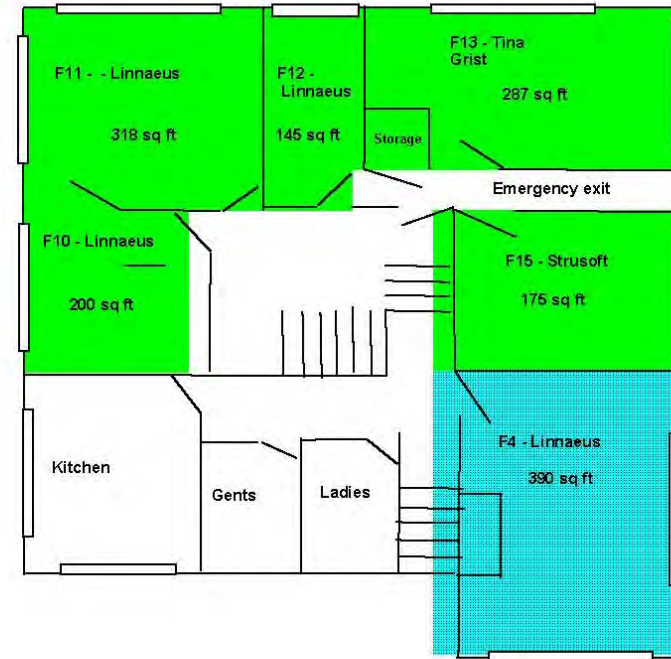
Errisberg House - Floor Plan

Ground Floor 1543 sq ft

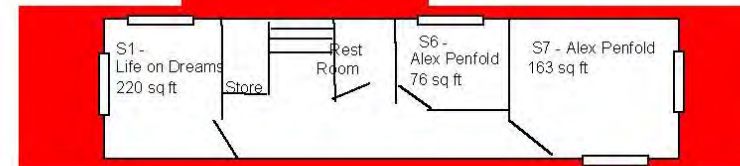


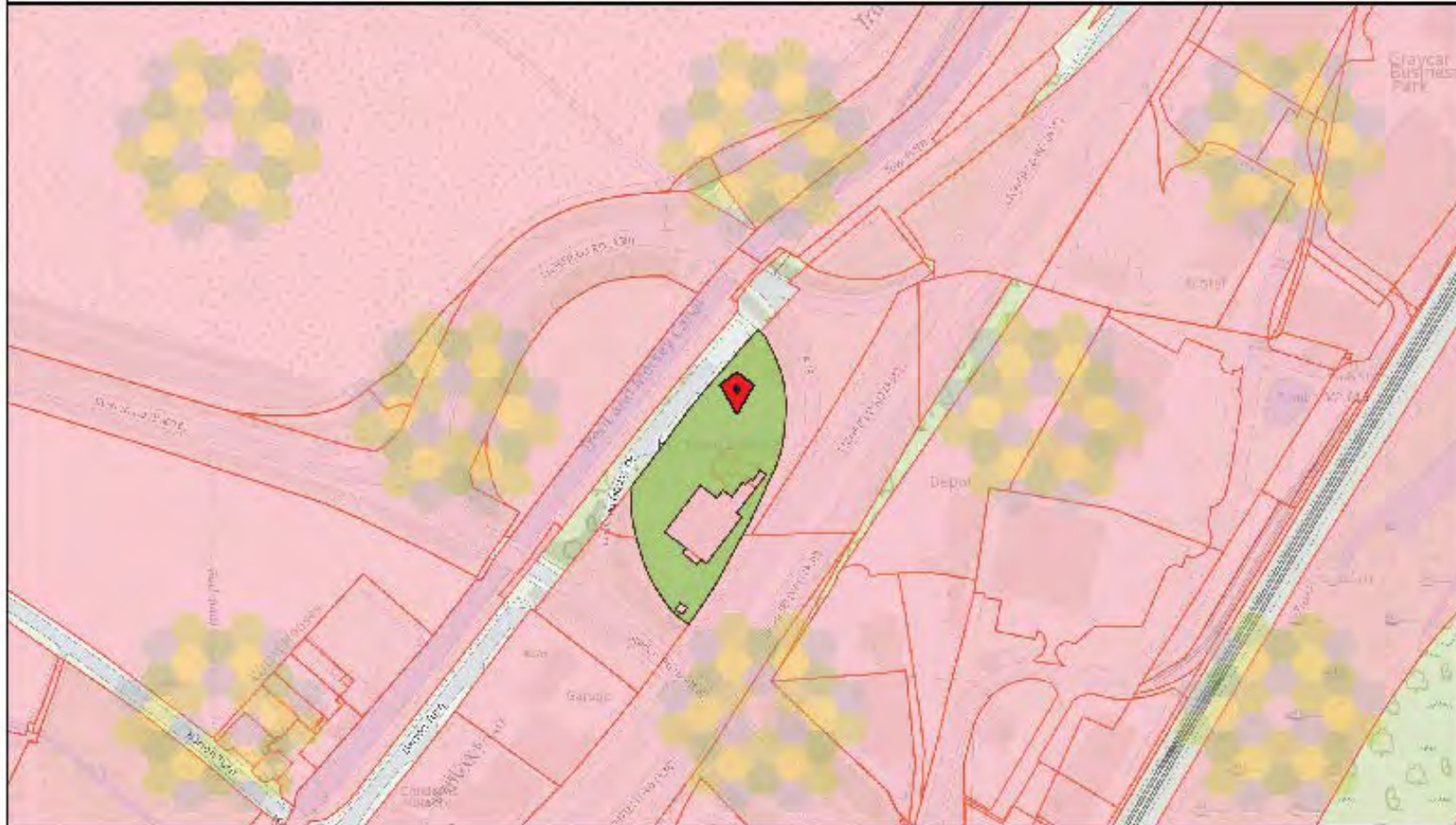
Barton Tum
Barton Under Needwood
Burton on Trent
Staffs
DE13 8PF

First Floor Suite 1503 sq ft



Second Floor Suite 459 sq ft





0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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