

Shop To Let

Uttoxeter
Unit 5, Carters Square

Subject to Vacant Possession

Location

Carters Square is a retail-led scheme in the historic market town of Uttoxeter, centrally located within Staffordshire, sitting 17 miles east of Stoke-On-Trent and 14 miles north-east of Stafford.

The scheme serves as the town's prime retailing location and offers a modern convenience centre totalling 15 units across 68,241 sq ft, with tenants including Asda, Home Bargains, Barnardo's, a number of local occupiers and a large car park.

Accommodation

The property is arranged over ground floor, comprising the following net internal floor areas:

Ground Floor:	1,536 sq ft	142 sq m
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Rent

Quoting £35,000 per annum exclusive.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£25,250
UBR (2024/25):	0.499
Rates Payable:	£12,599.75

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

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

EPC Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

Viewing

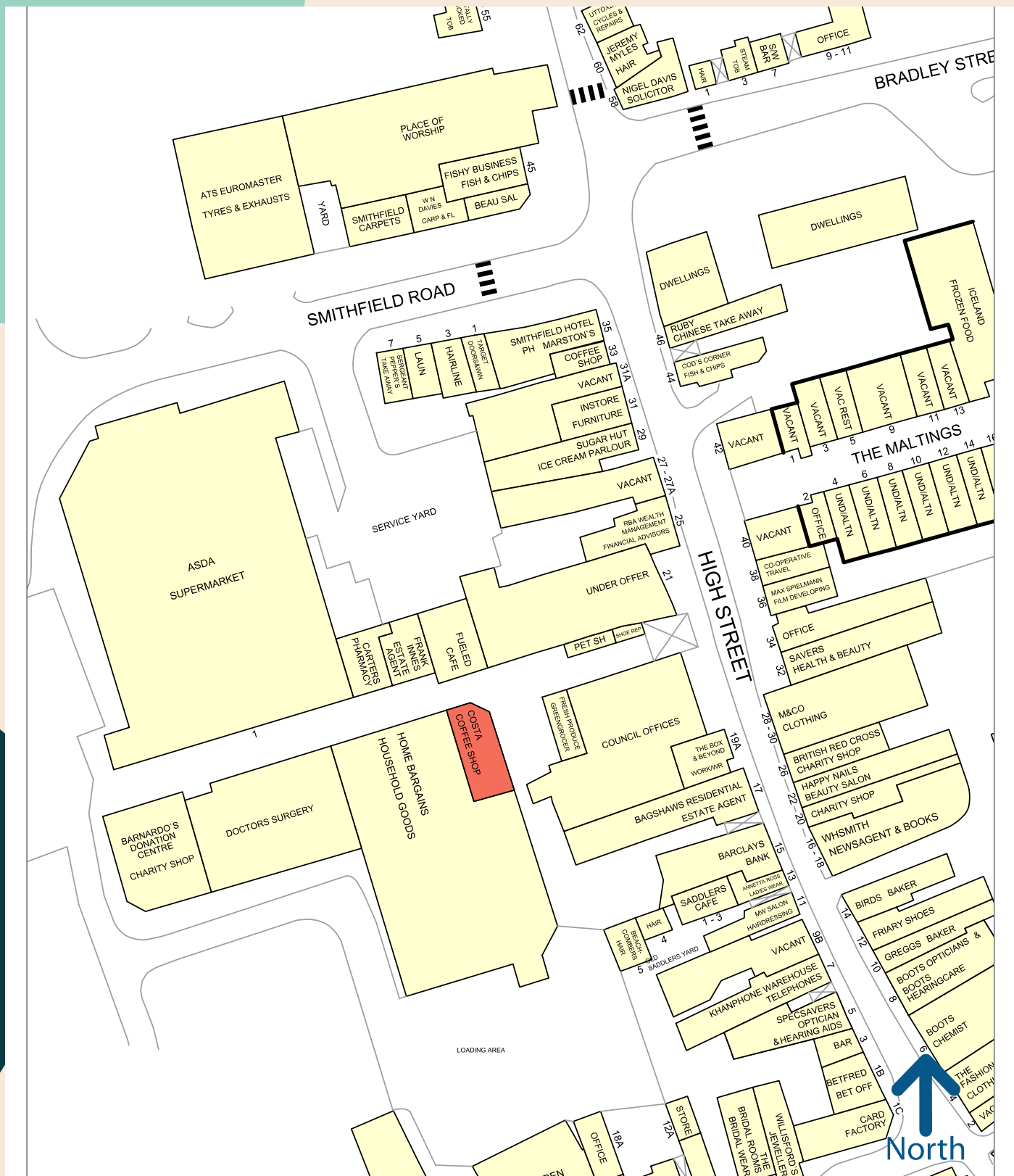
All viewings are strictly by prior appointment. Subject to contract.
For further information or arrangements to inspect please contact:

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PROPERTY

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.