

Shop To Let

Uttoxeter Unit 3, Carters Square

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: 779 sq ft 72.37 sq m

Rent

Quoting £25,000 per annum exclusive of service charge, insurance, business rates and VAT.

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:	£19,000
UBR (2024/25):	0.499
Rates Payable:	£9,481

Qualifying businesses may benefit from up to 40% rates relief 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.

Service Charge

Annual variable service charge £1,900 + VAT

Insurance Costs

Annual variable insurance premium £480 + VAT

EPC Rating

The property has an EPC rating of 'B'.

Viewing

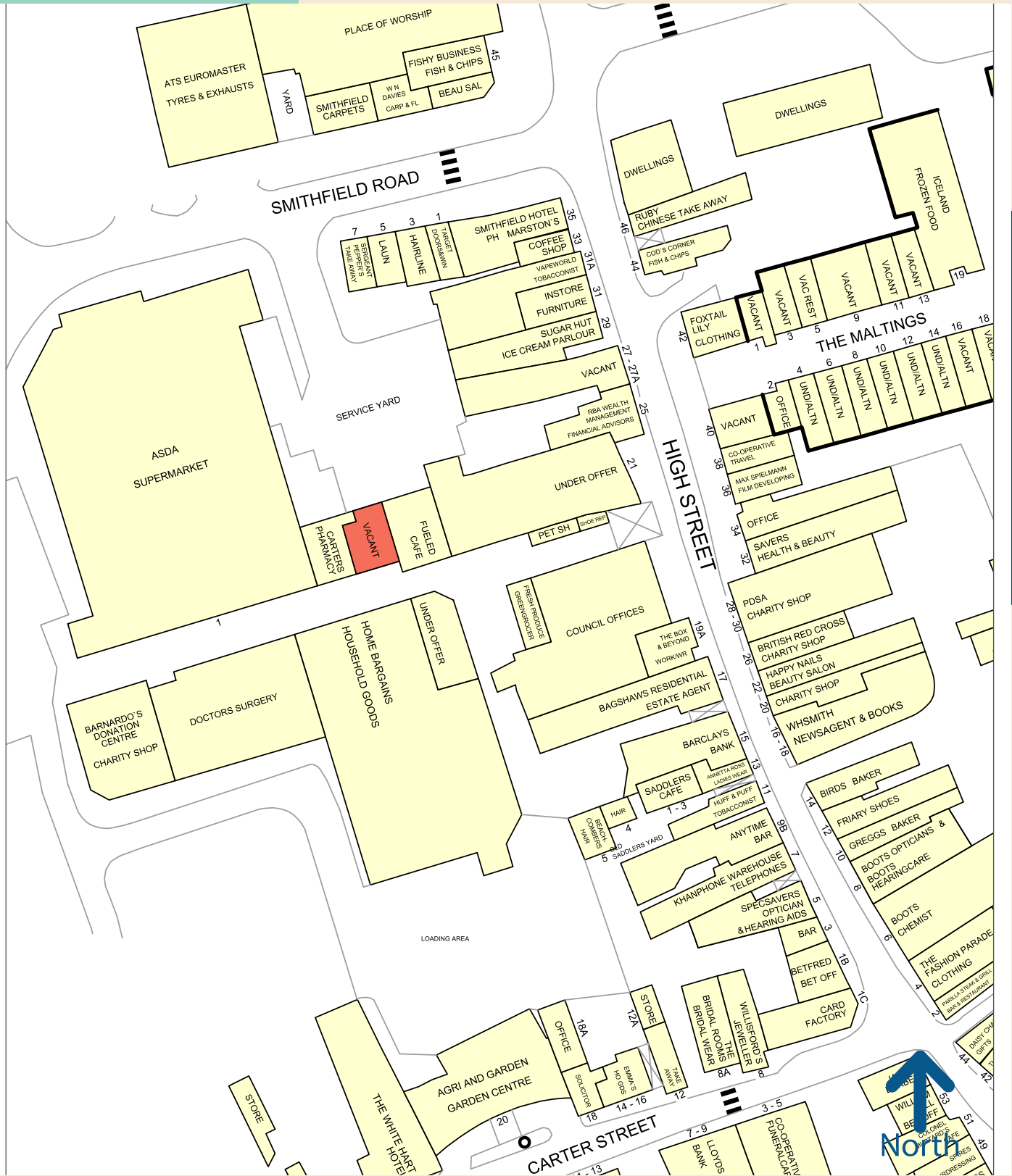
All viewings are strictly by prior appointment. Subject to contract.

For further information or arrangements to inspect please contact:

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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.