

28 – 30 High Street | Uttoxeter | ST14 7HT

## Double frontage prime pitch retail premises in Uttoxeter town centre – available to lease or purchase

438.50m<sup>2</sup>  
(4,719ft<sup>2</sup>)

- Ground floor sales 3,358ft<sup>2</sup>
- First floor ancillary 1,362ft<sup>2</sup>
- Pedestrianised High Street location
- Double frontage unit
- Open plan fully fitted shop
- Available leasehold or freehold with short term income
- Use Class E planning
- Rent £40,000 per annum
- Guide price £375,000



**FOR SALE/TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

Uttoxeter is a busy market town situated approximately 15 miles northeast of Stafford. The town is situated at the junction of the A50 and A518 trunk road.

The property is situated on the High Street, which is the town's principal shopping sheet, close to the entrance to the Maltings Shopping Centre and opposite the Town Hall.

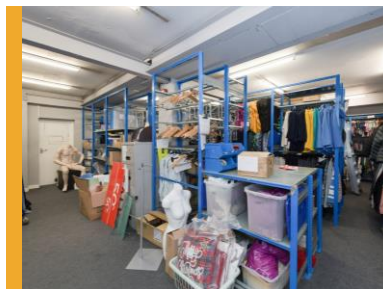
Nearby occupiers include Wilko, Savers, WH Smith, Boots, Greggs and Birds.

In addition, there is a pay and display car park at the rear of the property.

## The Property

The premises are arranged over ground, first and second floors. The ground floor provides retail sales space with ancillary accommodation at first floor level. The second floor has not been inspected.





## Accommodation

The property comprises the following net approximate internal areas:

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor	312.00	3,358
First floor	126.50	1,361
Second floor	Not accessible	
<b>Total</b>	<b>438.50</b>	<b>4,719</b>

(These measurements are given for information purposes only).

## Lease

The property is let to M&Co Trading Ltd for a term of 1 year from October 2021. There is a rolling one month mutual option to break. The lease is outside the provisions of the Landlord & Tenant Act 1954. The rent passing is £25,000 per annum and the tenant's liability is subject to a photographic schedule of condition.

## EPC

The property has an Energy Performance Certificate Rating of C-62.





## Business Rates

We are advised by the Uttoxeter Town Council Business Rates Department that the premises hold the following rateable value:-

**£42,750**

The current UBR is 49.9p. Under the latest Government relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive a rates relief discount of 50% to 31/3/23.

**This information is for guidance only and all parties should satisfy themselves with the local billing authority.**

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Legal Costs

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

## VAT

The property is elected for VAT, albeit the sale is to be treated as a TOGC.



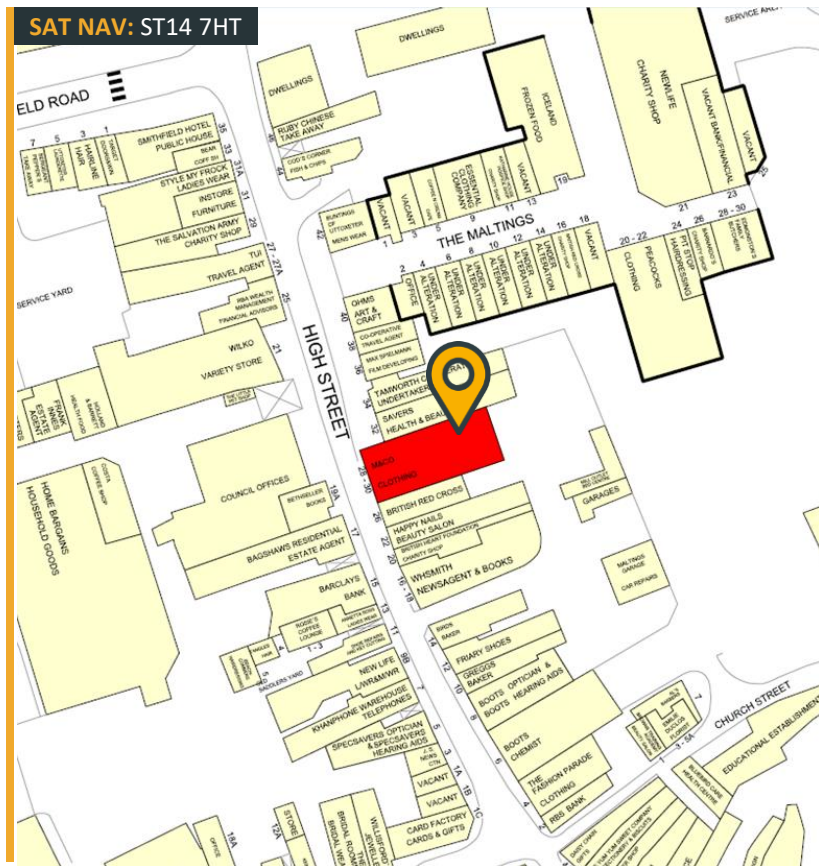
Location



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## Purchase Price

Offers are invited at a figure of:

**£375,000**

## Rent

The property is available by way of a fully Repairing and Insuring Lease on terms to be agreed at a rent of:

**£40,000 per annum**

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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