

**TO LET**

**TOWN CENTRE RETAIL**

**9 HIGH STREET, UTTOXETER, STAFFORDSHIRE, ST14 7HN**



Contact Rob Stevenson: [rob@mounseysurveyors.co.uk](mailto:rob@mounseysurveyors.co.uk)

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## LOCATION

The property is located centrally within the pedestrianised area of Uttoxeter High Street, close to WH Smiths and Boots and within close proximity of the extensive public parking facilities provided within The Maltings.

There is good access onto the A50 which is the major east / west route linking Stoke-on-Trent with Junction 23 of the M6 Motorway. The property is within close proximity to the bus station.

## DESCRIPTION

The property is a Grade II Listed building with a split double bay frontage and providing a generous split level retail area. To the rear is a storage area, disabled W.C and rear double door for loading/unloading. There is parking at the rear for 1 or 2 vehicles.

Part of the first floor is included and comprises office/kitchen, stores and W.C's.

The premises benefits from:

- Large retail area
- Suspended ceiling
- Ramp and stair access to the rear retail section
- Rear storage with loading/unloading
- Gas boiler
- Fire and intruder alarms
- W.C's on ground and first floor

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Accommodation	SQ M	SQ FT
Ground Floor Retail Area	140.57	1,513
Storage	16.08	173
W.C.		
Electrical Cupboard		
First Floor Office/Kitchen	16.98	183
Stores	36.09	388
Ladies & Gents W.C.'s		
<b>Total NIA</b>	<b>209.68</b>	<b>2,257</b>
Net Internal Frontage 6.1m Maximum building depth 25.24m		



## RENT

£35,000 (Thirty Five Thousand Pounds) per annum exclusive, plus VAT which is understood to be applicable.

## BUSINESS RATES

The Rateable Value listed in the 2017 List is £28,000. We would recommend that further enquiries are directed to the Local Rating Authority (East Staffordshire Borough Council).





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## SERVICES

All mains services are believed to be connected to the property but have not been tested. The property benefits from gas boiler and electric heating throughout. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

## PLANNING

The existing use is understood to be A1 (Retail). Alternative uses including A2 (Professional Offices) may be considered. Interested parties are advised to make their own enquiries of the Local Planning Authority (East Staffordshire Borough Council). The property is located within the Conservation Area.

## TENURE

By way of a new full repairing and insuring Lease for a term to be agreed.

## LEGAL COSTS

The ingoing Tenant shall be responsible for the Landlords reasonable legal/professional costs in connection with the transaction.



## OCCUPIERS

- Boots
- Spec Savers
- Card Factory
- WH Smiths
- Greggs
- Barclays Bank

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## EPC

E-120

## VAT

All rents are quoted exclusive of VAT which is applicable.

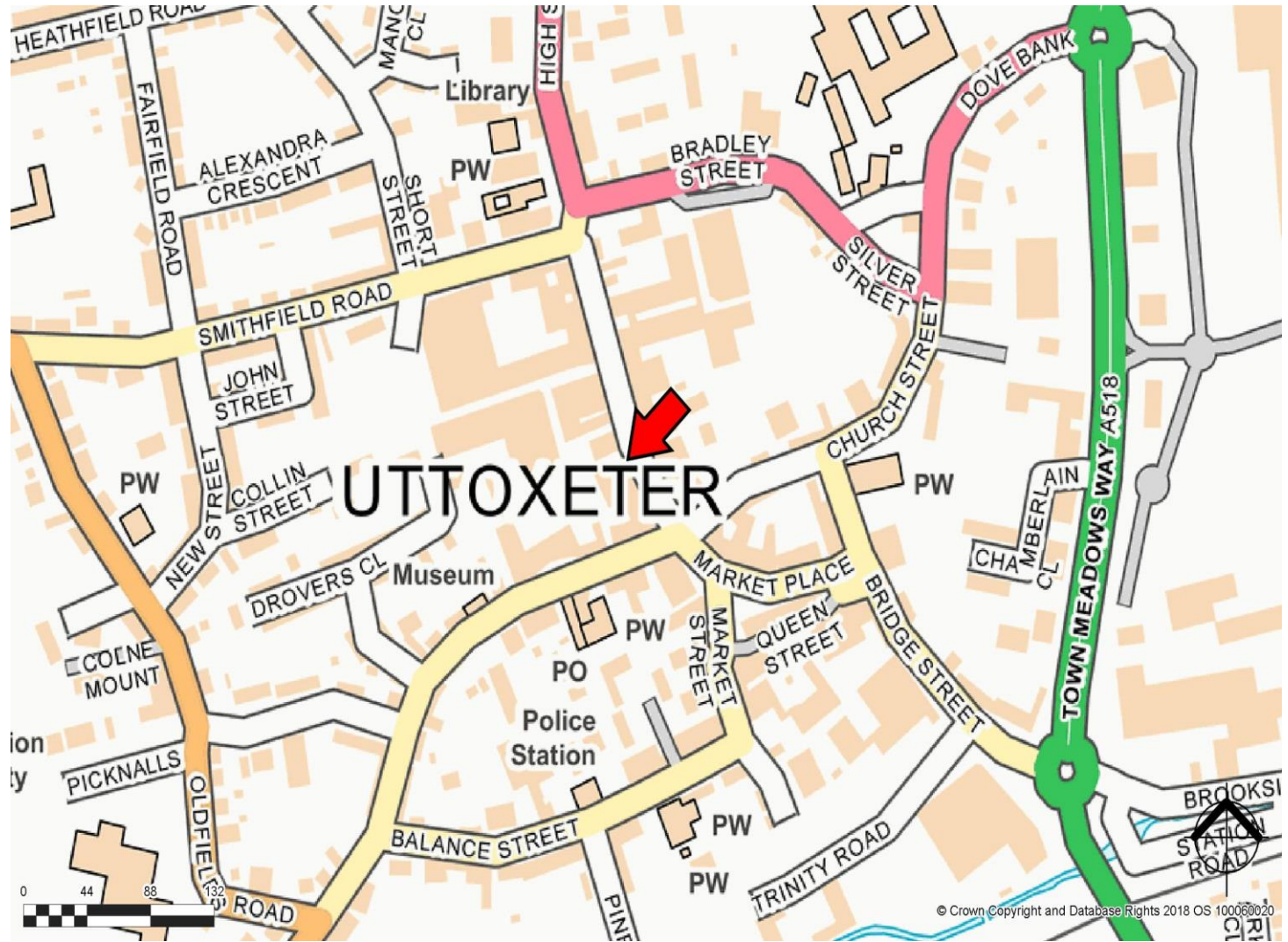
## CONTACT

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