

0121 459 4200

UTTOXETER21-27 THE MALTINGS, UTTOXETER ST14 7LN

FOR SALE LEASEHOLD OR FREEHOLD

ON THE INSTRUCTIONS OF Central England Co-operative Limited



- 12,000 SQ.FT. (1114.8M²) GROSS FORMER FOOD STORE
- AVAILABLE EITHER LEASEHOLD OR MAY SELL FREEHOLD
- ADJACENT TO 370 SPACE CAR PARK
- ADJACENT TO THE TOWN CENTRE BUS STATION
- OPEN A1 RETAIL CONSENT



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Our Clients Central England Co-operative Limited are seeking to dispose of their freehold interest in this 12,000sq.ft town centre food store.

LOCATION

Uttoxeter is a busy market town situated just off the main A50 trunk road linking Derby/Nottingham to Stoke on Trent and the M6.

The store is adjacent to busy main town centre car park, which has car park spaces for approximately 370 vehicles and the store fronts the mall linking the car park to the town centre and is also adjacent to the town centre bus station.

ACCOMMODATION

The store has the following areas;

Sales area 8,622 sq ft (801m²)

Storage 3,418 sq ft (317m²)

TOTAL 12,040 sq ft (1,118m²)

LEASE

The property is available by way of a new 15 year lease on terms to be agreed or alternatively the freehold may be available.

RENT

£85,000 per annum exclusive (£7 per sq.ft.)

PRICE

Freehold available. Price on application.

PLANNING

The property has an existing planning consent for Open A1 (retail)

RATING

Rateable Value £101,000

Rate in the £ 2015/2016 0.493p

Rates Payable £49,793

TIMING

Available now.

LEGAL COSTS

Each party to be responsible for their own legal costs arising out of the transaction

EPC

This will be provided to all interested parties.

VIEWING

Strictly by sole Agents

David Reece 0121 459 4200 / 07747 100705 david@rothsayproperties.com

Robin Johnson 0121 459 8925/ 07831 093093 rj@robin-johnson.co.uk

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967, NOTICE - Johnson & Company themselves and for the vendors

- or lessors of the property whose agents they are, given notice that These particulars do not constitute any part of any offer or contract
- All statements contained in these particulars as to this property are made without responsibility on the part of Johnson & Company, their joint agents or the vendors or None of the statements contained in these particulars as to this property are to be relied
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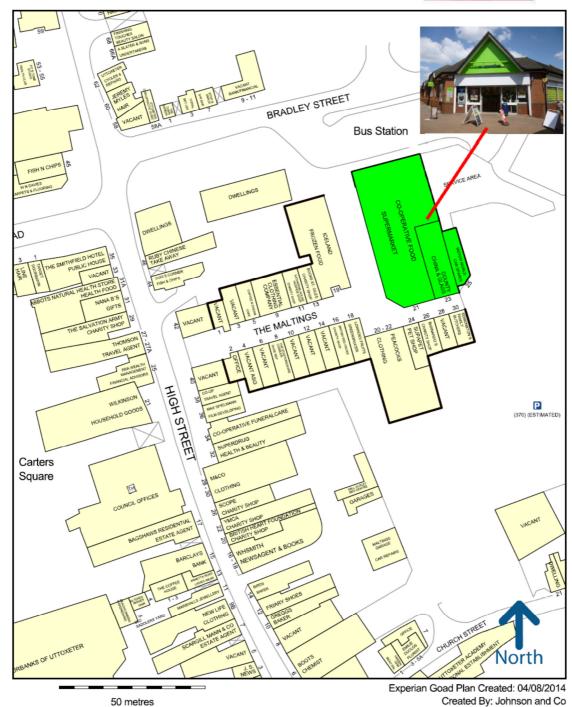
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