

FREEHOLD TOWN CENTRE BUILDING FOR SALE / TO LET

33-35 Market Place, Uttoxeter, ST14 8HF



LOCATION

Uttoxeter is an attractive market town popular for its racecourse, located some 16 miles north-east of Stafford and 19 miles west of Derby.

The town is situated at the junction of the A50 and A518 trunk roads. Uttoxeter Rail Station, located to the south-east of the town centre, provides regular train services to Crewe (52 minutes) and Derby (23 Minutes)

SITUATION

The property is in a prominent position in the heart of the town centre, fronting Market Place. The immediate area boasts a number of pubs, bars, restaurants and cafes.

There are also several banks and building societies, with Boots the Chemist, Greggs and WH Smiths, among others, further to the north.

DESCRIPTION:

The property is Grade II listed and arranged on ground and two upper floors to provide a former ground floor banking with ancillary accommodation on the first and second floors.

The property benefits from a side passage to give access to a small yard and the rear of the property.

TENURE

Freehold

TENANCIES

Offered with vacant possession

ACCOMMODATION

The unit extends to the following approximate floor areas:

Ground Floor:	1,286 sq ft / 119.5 sq m
First Floor:	775 sq ft / 72.0 sq m
Second Floor:	802 sq ft / 74.5 sq m
TOTAL NIA:	2,864 sq ft (266.04 sq m)

RATES

Rateable Value	£12,750
UBR	49.1p
Rates Payable	£6,260

Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

'E - 101'.

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£195,000**, subject to contract, for the Freehold interest of the above property, excluding standard purchaser's costs.

The premises are also available by way of a new lease for a rent and term to be agreed.

VIEWING AND FURTHER INFORMATION

All viewings are to be made by appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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