

High Street

Uttoxeter, ST14 7JQ

John German



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FOR SALE / TO LET

PRIME OFFICE ACCOMMODATION

The Manor House, High Street, Uttoxeter, ST14 7JQ

Price: £795,000 / Rent: £75,000 p.a.x

Location

The property is situated on the western side of the A522 in a mixed commercial and residential area.

Uttoxeter is in the County of Staffordshire and sits on the A50 / A518, 14 miles north east of Stafford and 16 miles south east of Stoke on Trent.

The town has a residential population of circa 14,014 (2021 census) increasing to a district population of circa 104,000 persons.

The towns main employment sectors include manufacturing, retail, banking, finance and business services, transport, storage and communications. The town's major employers include Fox's Biscuits, JCB Heavy Products Ltd, Tesco Stores Limited, Waitrose & Partners and Denstone College.

Recent commercial and residential developments in Uttoxeter include a new industrial and logistics park, St Modwen's Park which is expected to create hundreds of jobs and contribute significantly to the local economy also PMW Property is developing two new industrial and logistics units at Robert Bakewell Business Park offering a total of 143,188 sq ft and a variety of housing projects including Hamilton Copse, Bramshall Meadows and the redevelopment of the former JCB Bamford Works site.

The main commercial centre of High Street is approximately 150m to the south.

Distance to nearby centres include:

Burton on Trent 14 miles

Stafford 14 miles

Stoke on Trent 16 miles

Derby 19 miles

Congleton 29 miles

Description

The property is a Grade II Listed, detached building of a traditional brick construction originally circa 1640 but with the majority of the building later 18th and 19th century additions.

The main building has a series of garbed pitched roofs covered with plain clay tiles set behind a brick parapet wall to the front elevation. Fenestrations comprise original soft wood timber sash and replacement soft wood timber casement windows, bay windows on the front elevations have stone mullion frames.

A large detached storeroom is constructed along the southern boundary of brick construction with part metal profile clad elevations and roof. A brick outbuilding in the rear yard has a shower room and toilet.

Externally a large car park at the front side of the building accommodates up to 25 vehicles. Rear grounds are laid permanently to lawn with a small enclosed courtyard. The boundary is identified by brick walls.

Internally accommodation is provided over two floors with a basement and attic room storage. Many original features are retained but modern improvements have been made including air conditioning and data communications installed.

The office accommodation is laid out in a circular form with ancillary toilet and staff facilities to each floor. A large basement and attic store rooms provide secondary storage areas.

The property is considered suitable for a variety of uses (subject to planning consents) including return to a fine home, possibly as one or more dwellings, residential or special needs care home and associated uses. Further advice should be sought from the Planning Authority as necessary.

Accommodation

All areas referred to in these particulars are approximate.

Basement: 41m² / 441 sq ft

Ground Floor: 284m² / 3,056 sq ft

First Floor: 221m² / 2,378 sq ft

Attic : 95m² / 1,023 sq ft

Garage/Workshop: 50m² / 538 sq ft

Outbuilding : 14m² / 151 sq ft

TOTAL NET INTERNAL : 705m² / 7,587 sq ft

Planning

Current uses Class B1 Offices.

Services

Mains electricity, gas, water and drainage are all connected to the property. There is also air conditioning and central heating connected to the premises.

Rates

The premises have the following Rateable Values:

Management – The Manor House: £8,700

Office 1 – Ground Floor: £2,950

Office 2 – Ground Floor: £2,550

Office 3 – Ground Floor: £1,750

Office 4 – Ground Floor: £1,900

Office 5 – Ground Floor: £1,750

Office 6 – Ground Floor: £4,000

Office 9 – Ground Floor: £3,350

Office 1 – First Floor: £2,200

Office 2 – First Floor: £2,550

Office 3 – First Floor: £2,375

Office 4 – First Floor: £2,000

Office 5 – First Floor: £1,450

Office 6 – First Floor: £2,050

Office 7 – First Floor: £960

Office 8 – First Floor: £3,900

(East Staffordshire Borough Council).

Energy Performance Certificate

The property has an energy performance rating of Band D. A copy of the energy performance certificate is available upon request.

Terms

Freehold

Offers are invited in the region of £795,000.

Leasehold

Alternatively, the premises are available to let on a full repairing and insuring lease for a flexible term at a rent of £75,000 per annum exclusive, which is to be payable quarterly in advance by standing order/direct debit. The rent will be subject to upward only reviews at three yearly intervals.

Value Added Tax

The sale price and rent are not be subject to value added tax.

Rent Deposit Agreement

In the event of a letting, the Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

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Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Viewings

Viewings are strictly via prior appointment with the joint agents:-

John German:

Contact: James Morgan

Tel: 01889 567444

Email: uttoxeter@johngerman.co.uk



Salloway:

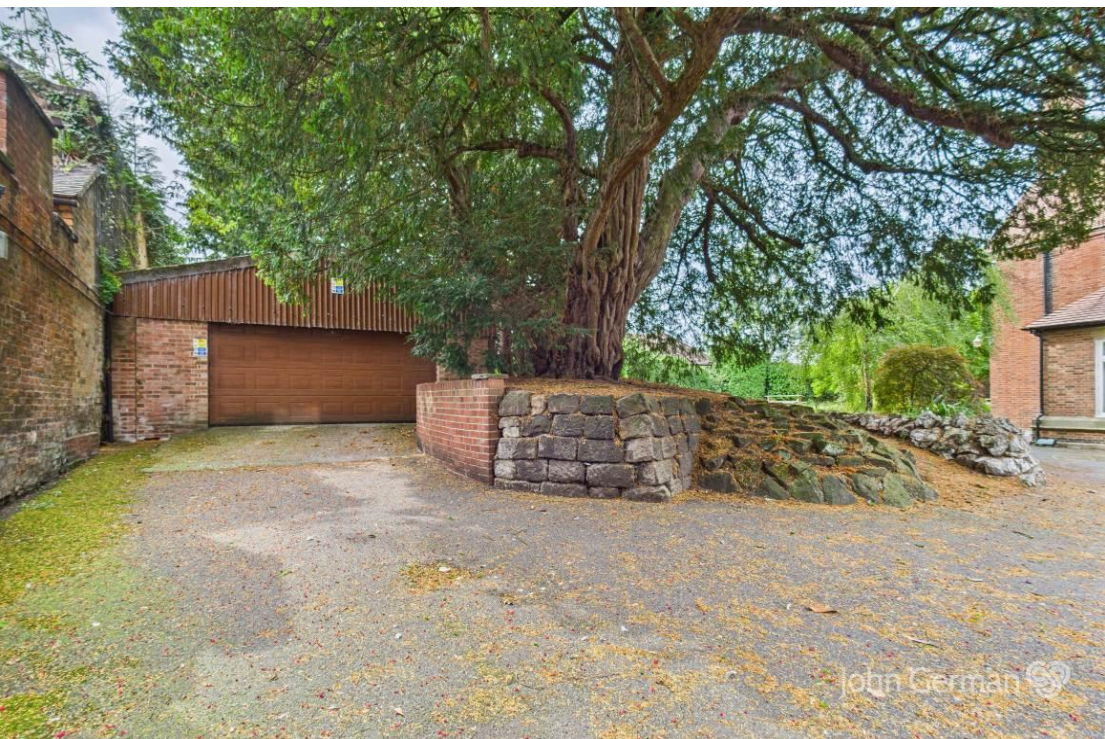
Contact: Anwar Hussain

Tel: 01283 500030

Email: anwar@salloway.com

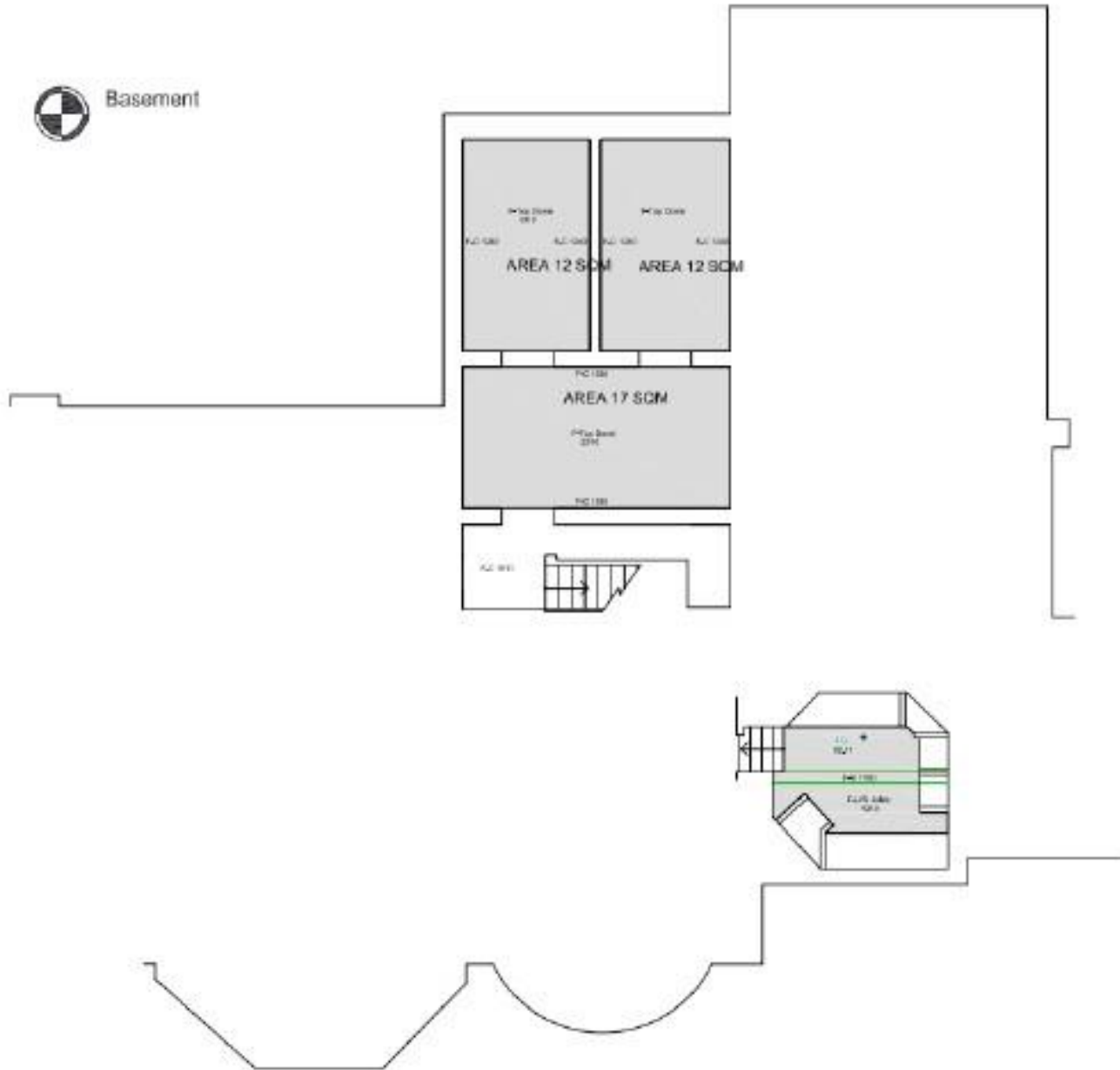








Basement





Project THE MANOR HOUSE, HIGH STREET, UTTOXETER	
Title GROUND FLOOR PLAN	
Scale 1:100 @ A3	Date NOV '17
Status PLANS AS EXISTING	
Project Ref A-182	Rev 1



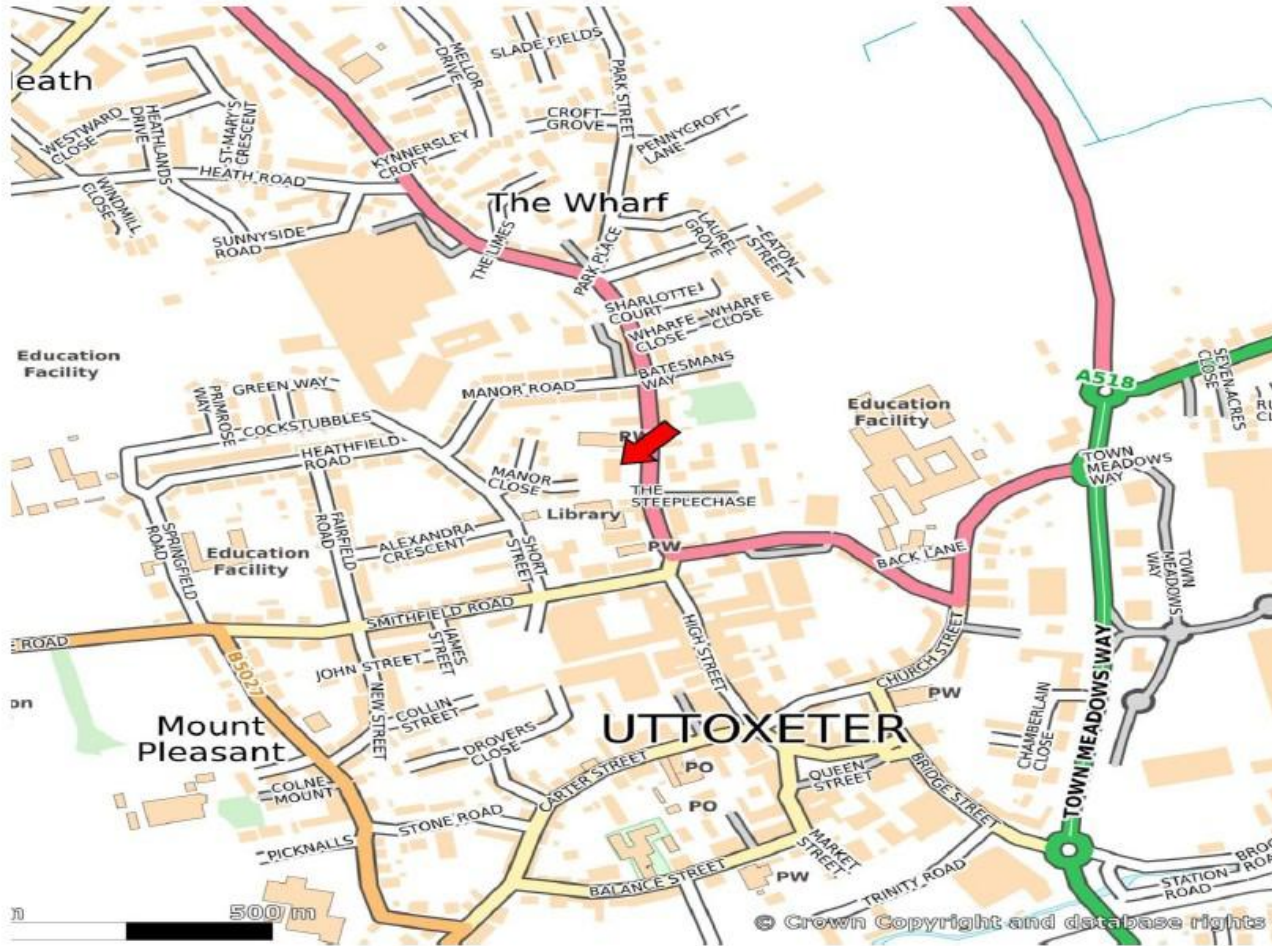
First Floor



Project THE MANOR HOUSE HIGH STREET, UTTOXETER		
Title FIRST FLOOR PLAN		
Scale 1:100 @ A3	Date NOV '17	
Status PLANS AS EXISTING		
Project Ref A-182	Rev.	
Org No. A-182-02	•	
A3 Drawing Sheet		



Project THE MANOR HOUSE, HIGH STREET, UTTOXETER		
Title SECOND FLOOR PLAN (ATTIC)		
Scale	1:100 @ A3	Date NOV '17
Status PLANS AS EXISTING		
Project Ref	A-182	Rev -
Draw No	A-182-03	
A3 Drawing Sheet		



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

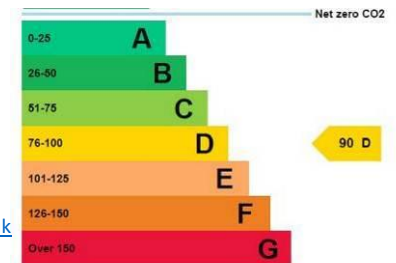
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

John German

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Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent