

TO LET / FOR SALE

21 High Street
Uttoxeter
ST14 7HN



LOCATION

The subject property occupies a prime location on High Street, Uttoxeter near to **Bear Coffee, Fueled, Barclays Bank, ASDA, Home Bargains and Barnardo's.**

The property is connected to Carters Square retail scheme which serves as the town's prime retailing location and offers a modern convenience centre totaling 15 units across 68,241 sq ft, with national tenants and a number of local occupiers as well as a large car park.

ACCOMODATION

The property is arranged over ground floor with first floor ancillary, there is self contained first floor space at the front of the premises, comprising the following net internal floor areas:

Ground:	6,239 sq ft	(580 sq m)
First (Front):	1,459 sq ft	(136 sq m)
First (Rear):	2,601 sq ft	(242 sq m)
Total:	10,299 sq ft	(967 sq m)

TENURE

The property is available in its entirety on a freehold basis. Alternatively, a new lease on a term of years to be agreed can be taken over the ground and rear first floor space.

EPC

A copy of the EPC is available upon request.

PRICE / RENT

£70,000 per annum exclusive of rates, service charge and VAT. (Not including the self contained first floor space to the front of the property).

Freehold (Price on Application).

INSURANCE

There is an insurance charge of £2,010.16 per annum.

RATEABLE VALUE

Rateable Value: £39,500

Qualifying businesses may benefit from up to 75% rates relief until 31st March 2025. Interested parties are advised to make their own enquiries with the Local Authorities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Cited Property on 0208 076 6666.

SUBJECT TO CONTRACT

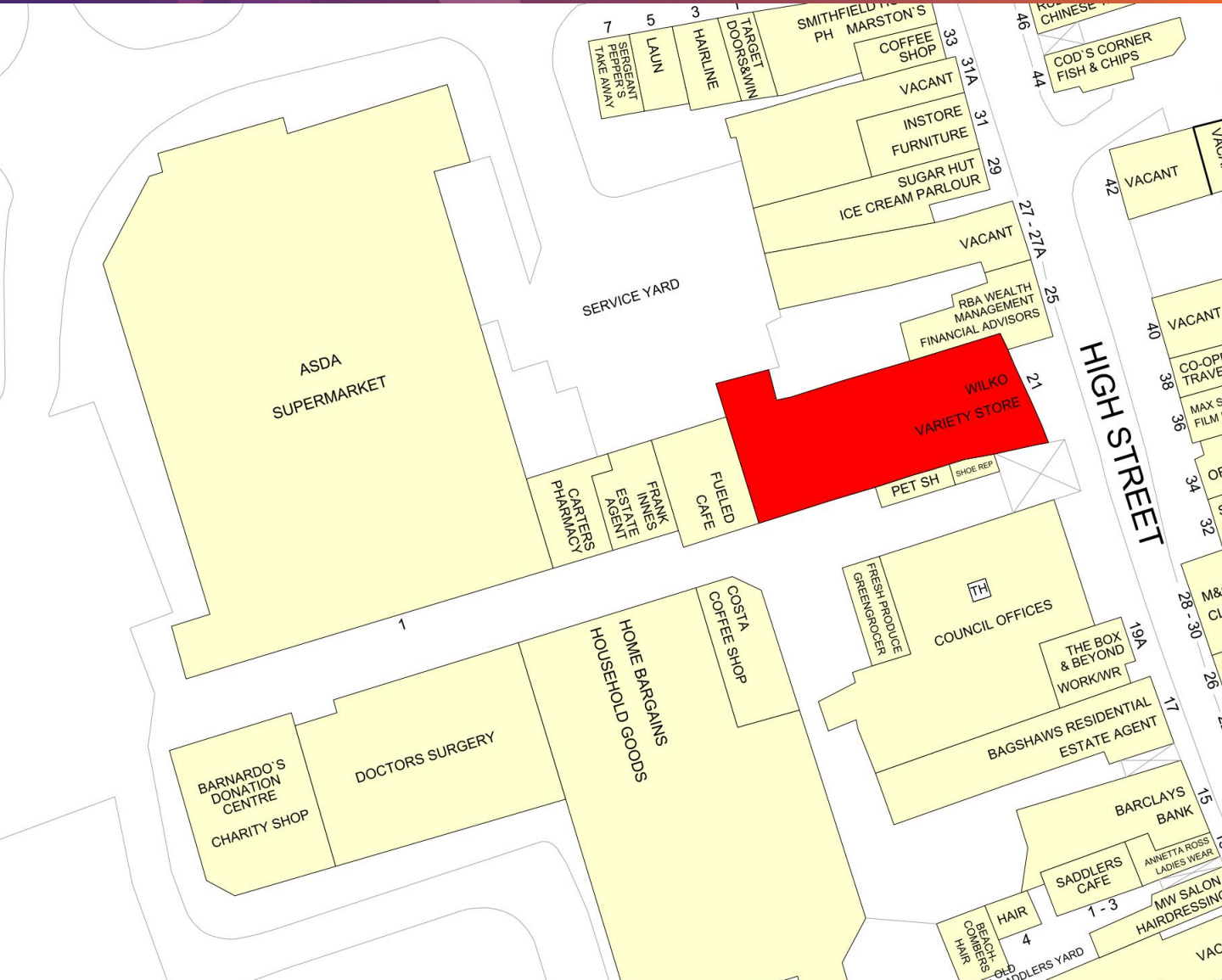

CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

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