

# 21-27 The Maltings – Uttoxeter

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ST14 7LN

### ▪ 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.

### ▪ ACCOMODATION

The store has the following areas;

- Sales Area – 8,622 sq.ft. (801m<sup>2</sup>)
- Storage Area – 3,418 sq.ft (317m<sup>2</sup>)
- Total Area – 12040 sq.ft (1,118m<sup>2</sup>)

### ▪ 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

Offer in the region of £65,000 per annum exclusive (only £5.40 per sq.ft. per annum exclusive)

- FREEHOLD AVAILABLE

Price on application.

- PLANNING

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

- PROPOSAL

Offers are being sought for the Freehold

- RATING

- Rateable Value – £115,000
- Rates Payable 2019/2020: £57,960pa

This information is for guidance purposed only. Interested parties are advised to make their own rating enquiries.

- TIMING

Available Now

- VIEWING

Strictly sole agents.

- LEGAL COSTS

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

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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[rj@robin-johnson.co.uk](mailto:rj@robin-johnson.co.uk)





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[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

▪ CONTACT

- David Reece
- 07747 100705
- david@rothsayproperties.com

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