

# 23 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;

- Frontage 5.82m (19'2")
- Depth 23.62m (77'6")
- Total Area 1,480 sqft 137.5sqm

### ▪ TERM

Flexible lease terms available.

### ▪ RENT

£15,000 per annum.

### ▪ RENT DEPOSIT

The tenant will be required to enter into a Rent Deposit Agreement which will be the equivalent to 3 months rent and which will be held by the landlord for the duration of the term.

- PLANNING

Open A1.

- PROPOSAL

Offers are being sought for the Freehold

- RATING

- Rateable Value from 1st April 2017 – £9,960

- Rates Payable 2019/2020: £4,890pa

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

- TIMING

Immediate.

- VIEWING

Strictly by appointment.

- 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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