

25 The Maltings – Uttoxeter

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ST14 &LN

▪ 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 unit is adjacent to the busy main Town Centre car park and Bus Stations the car park having approximately 370 spaces, with the unit fronting both the car park and the Maltings. The unit is near to retailers such as Peacocks, Iceland etc., as can be seen from the goad plan

▪ ACCOMODATION

- Width 19' (5.79m)
- Shop depth 62'8" (18.89m)
- Total Ground Floor Area 1,152 sq.ft. (107.02m²)

▪ TERM

A new 15 year lease with 5 yearly rent reviews.

▪ RENT

Offer in the region of £15,000 per annum exclusive.

▪ PLANNING

Open A1.

▪ RATING

- Rateable Value from 1st April 2018: £10,000

- Rates Payable 2019/2020: £4,910pa

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

- TIMING

Immediate.

- VIEWING

Strictly by appointment.

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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rj@robin-johnson.co.uk





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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

- CONTACT
- David Reece
- 07747 100705
-

david@rothsayproperties.com

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