



UK PROPERTY CONSULTANTS

15 Enfield Industrial Estate
Redditch
Worcestershire B97 6BG

**On the instructions of
Central England
Co-operative Ltd**

**UTTOXETER
25 THE MALTINGS
ST14 7LN**



LOCATION

Utttoxeter 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 Station, 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 extract.

ACCOMMODATION

Width	19'	5.79m
Shop depth	62'8"	18.89m
Total Ground Floor Area	1,152 sqft	107.02m ²

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 purposes only.
Interested parties are advised to make their own rating enquiries.

TIMING

Immediate

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment

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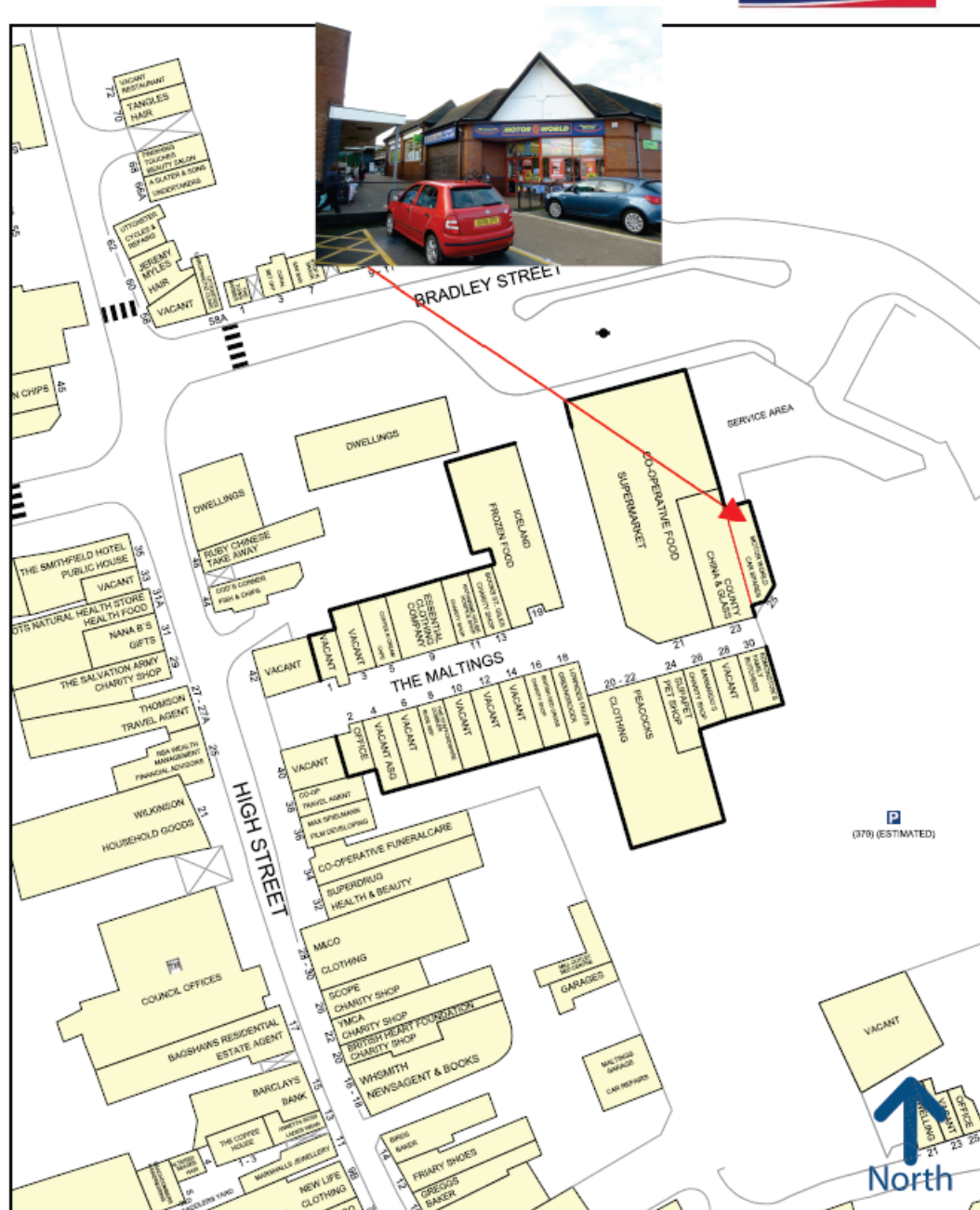
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All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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50 metres

Experian Goad Plan Created: 14/07/2015
Created By: Johnson and Co

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