

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

15 Enfield Industrial Estate
Redditch
Worcestershire B97 6BG

**UTTOXETER
23 THE MALTINGS
ST14 7LN**

- **Retail Unit of 139m² (1,480sqft)**
- **Adjacent to the main Town Centre car park**
- **Close to Iceland, Peacocks**
- **New Flexible lease terms available**



LOCATION

Utoxeter 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 close to retailers such as **Peacocks**, **Iceland** etc, as can be seen from the plan.

ACCOMMODATION

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.

PLANNING

Open A1

RATING

Rateable Value from 1st April 2017 - £9,960
Rates Payable (2019/2020) - £4,890pa

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

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.

TIMING

Immediate

LEGAL COSTS

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

VIEWING

Strictly by appointment

Robin Johnson 0121 459 8925/ 07831 093093

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All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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