



UK PROPERTY CONSULTANTS

15 Enfield Industrial Estate
Redditch
Worcestershire B97 6BG
0121 459 4200

**ON THE INSTRUCTIONS OF
Central England Co-operative Limited**

**UTTOXETER
21-27 THE MALTINGS
ST14 7LN**

FREEHOLD OR LEASEHOLD



- ❖ **12,000 SQ.FT. (1114.8M²) GROSS FORMER FOOD STORE**
- ❖ **AVAILABLE EITHER FREEHOLD OR LEASEHOLD**
- ❖ **ADJACENT TO 370 SPACE CAR PARK**
- ❖ **ADJACENT TO THE TOWN CENTRE BUS STATION**
- ❖ **OPEN A1 RETAIL CONSENT**

Our Clients Central England Co-operative Limited are seeking to dispose of their freehold interest in this 12,000sq.ft town centre food store.

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.

ACCOMMODATION

The store has the following areas;

Sales area	8,622 sq ft (801m²)
Storage	3,418 sq ft (317m²)
TOTAL	12,040 sq ft (1,118m²)

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)

PRICE

Freehold available. Price on application.

PLANNING

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

RATING

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

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

TIMING

Available now.

LEGAL COSTS

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

EPC

This will be provided to all interested parties.

VIEWING

Strictly by sole Agents

David Reece 0121 459 4200 / 07747 100705
david@rothsayproperties.com

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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2020



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Exterian Goad Plan Created: 04/08/2014
Created By: Johnson and Co

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