

TO LET

Unit 5, Carters Square
Uttoxeter ST14 7FN
****SUBJECT TO VP****



LOCATION

Carters Square is a retail-led scheme in the historic market town of Uttoxeter, centrally located within Staffordshire, sitting 17 miles east of Stoke-On-Tent and 14 miles north-east of Stafford.

The scheme serves as the town's prime retailing location and offers a modern convenience centre totaling 15 units across 68,241 sq ft, with tenants including **Asda**, **Home Bargains**, **Barnardo's**, a number of local occupiers and a large car park.

ACCOMODATION

The property is arranged over ground floor, comprising the following net internal floor areas:

Ground Floor: 1,536 sq ft 142 sq m

TENURE

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

EPC

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

RENT

Price Upon Application.

SERVICE CHARGE

There is an annual variable service charge which is **£3,351.09** + VAT for the current year.

RATEABLE VALUE

Rateable Value: £25,250

Qualifying businesses may benefit from up to 75% rates relief until 31st March 2025. Interested parties are advised to make their own enquiries with the Local Authorities.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Cited Property on 0208 076 6666.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

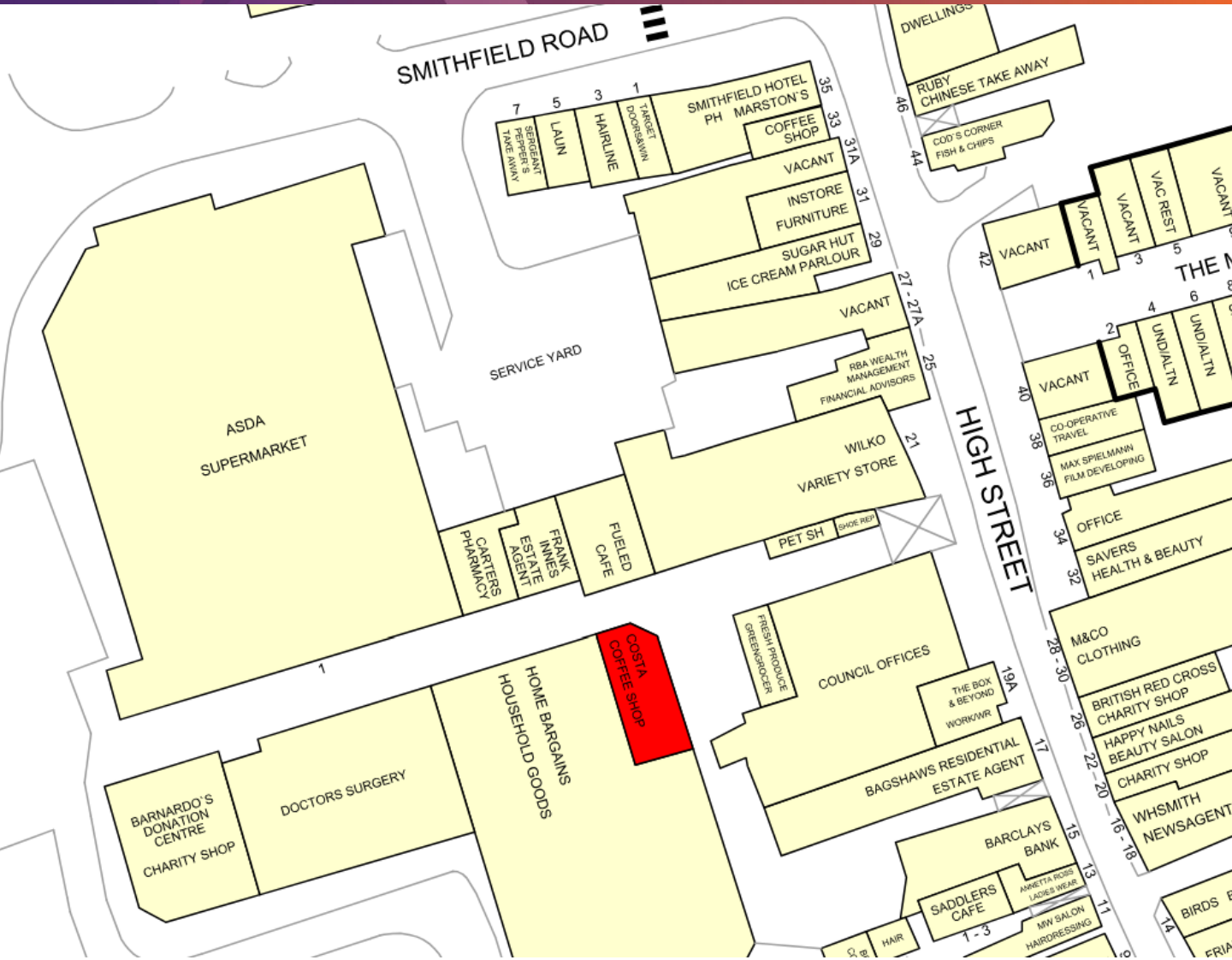
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www.creative-retail.co.uk

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