

SHOP TO LET

Unit 3, Carters Square
Uttoxeter ST14 7FN



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-Trent 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:	706 sq ft	65.59 sq m
Kitchen:	73 sq ft	06.78 sq m

TENURE

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

EPC

B 30. A copy of the EPC is available upon request.

RENT

£26,000 + VAT per annum

SERVICE CHARGE

Annual variable service charge **£1,900 + VAT**.

INSURANCE

Annual variable insurance premium **£480 + VAT**.

RATEABLE VALUE

Rateable Value: £19,000

Qualifying businesses may benefit from up to 40% rates relief. 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.

VIEWINGS

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

SUBJECT TO



CONTRACT

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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