

TO LET

GROUND FLOOR RETAIL / PROFESSIONAL OFFICES

9 BRADLEY STREET, UTTOXETER, STAFFORDSHIRE, ST14 7QA



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LOCATION

A well-positioned retail premises situated within the established commercial area of Uttoxeter town centre. The property benefits from a prominent frontage, providing strong visibility to both pedestrian and passing vehicular traffic. There is public parking in close proximity, along with the bus station opposite, main retailers such as Asda and a short distance from the High Street.

DESCRIPTION

The premise is a self-contained ground floor unit fronting onto Bradley Street near the junction with Smithfield Road and High Street. The unit has a timber display frontage and one allocated parking space to the rear through the archway.

Internally, the premises is a single room plus a toilet and area for a sink to the rear. The premises are considered suitable for various uses including retail, sandwich shop or professional offices or other uses considered. The Landlord will be undertaking refurbishment works to include:

- Retail area cleared and redecorated, with new LED lighting.
- New planked vinyl flooring.
- New WC and kitchenette unit with under sink heater.

RENT

£8,200 plus VAT per annum.

ACCOMMODATION

Net frontage	5.11m
Retail depth	4.26m
Retail area	21.79 m ² (235 ft ²)
WC	

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TENURE

Leasehold on a new effective full repairing and insuring lease for a term of 6 years with a 3rd year tenant break option and rent review. A rent deposit will be required, subject to status.

RATING ASSESSMENT

The Rateable Value from 1st April 2026 list is £4,600. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (East Staffordshire Borough Council).

SERVICES

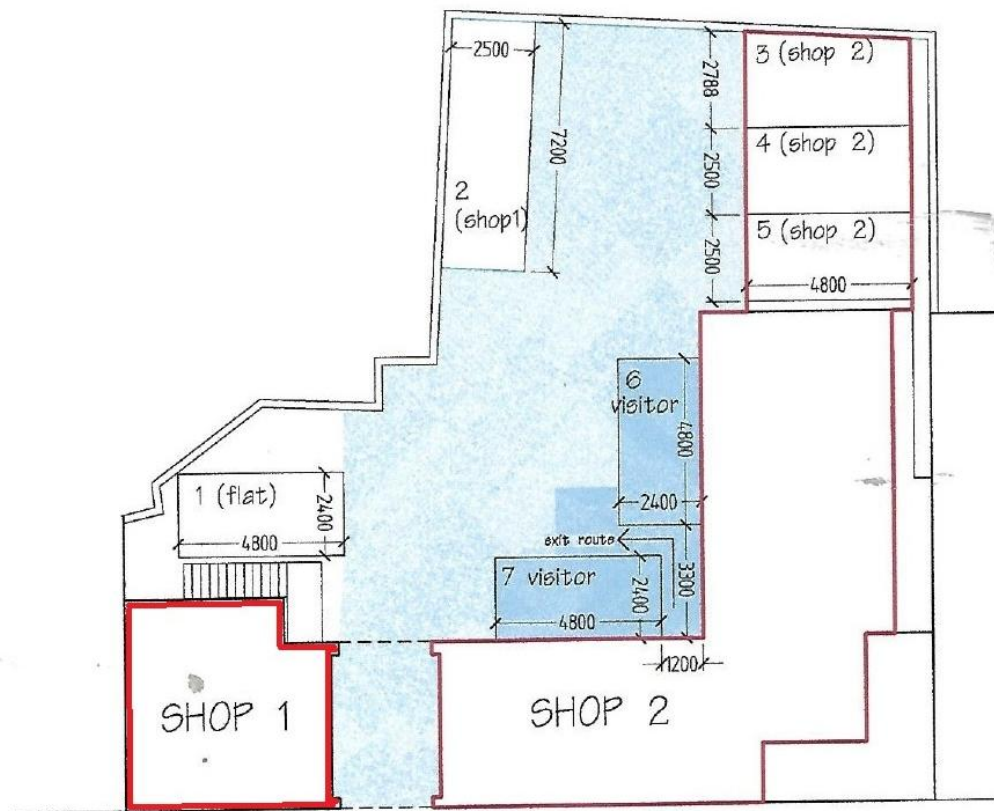
Mains electric and water services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (East Staffordshire Borough Council).

LEGAL COSTS

Each party to cover their own legal costs in connection with the Lease.



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EPC

B-49, expiring June 2036.

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

CONTACT

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