

RORY MACK

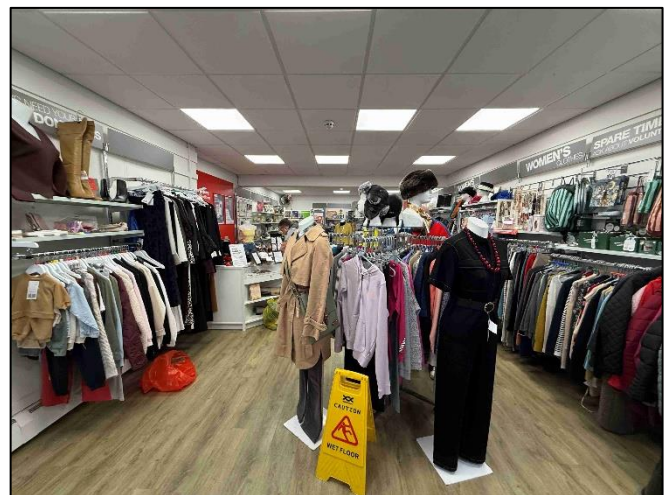
ASSOCIATES



**26 HIGH STREET, UTTOXETER,
STAFFORDSHIRE, ST14 7HT**

**TO LET
£15,000 PAX**

- Ground floor retail unit with first floor storage/office
- Total NIA: 1,249 sq ft with 922 sq ft of sales
- Prime town centre location with high level of footfall
- Well presented and available via new FRI lease
- EPC : Band C (63)



**26 HIGH STREET
UTTOXTER
STAFFORDSHIRE, ST14 7HT**

GENERAL DESCRIPTION

A prime town centre retail unit with ancillary storage/office space above. The ground floor is presented in open plan with a sales area extending to 922 sq ft, with window frontage onto the pedestrianised area of the High Street in Uttoxeter. The unit briefly comprises the ground floor sales area with internal staircase at the rear leading to the first floor area comprising an office, kitchen, store and staff welfare facilities. The unit benefits from a single glazed timber frontage, suspended ceiling with LED panel lights, laminate flooring and skirting heaters in the sales and carpet and radiators at first floor level. At the rear of the property is a useful loading area plus parking for staff.

LOCATION

The property is located in the middle of Uttoxeter High Street with loading capability from the rear with access through The Maltings carpark and is approx 1 mile from the A50 with excellent access to Stoke on Trent and Derby.

ACCOMMODATION

Ground Floor

Sales: 922 sq ft
NIA: 922 sq ft

First Floor

Stockroom/kitchen: 217 sq ft
Landing/store: 40 sq ft
Office: 70 sq ft
Bathroom: --
NIA: 327 sq ft

Total NIA: 1,249 sq ft

VAT

The rent is subject to VAT.

TENURE

Available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to rent reviews every three years and with each party paying towards their own legal costs.

BUSINESS RATES

Rateable Value: £17,750
Rates Payable: £6,780.50 pa (26/27)

SERVICES

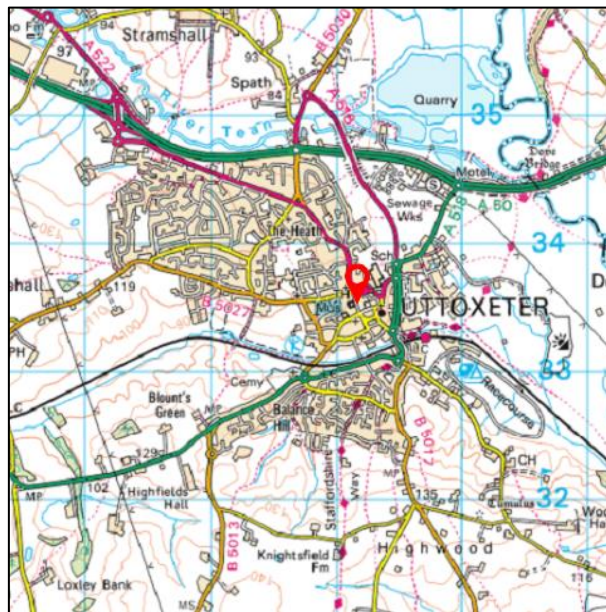
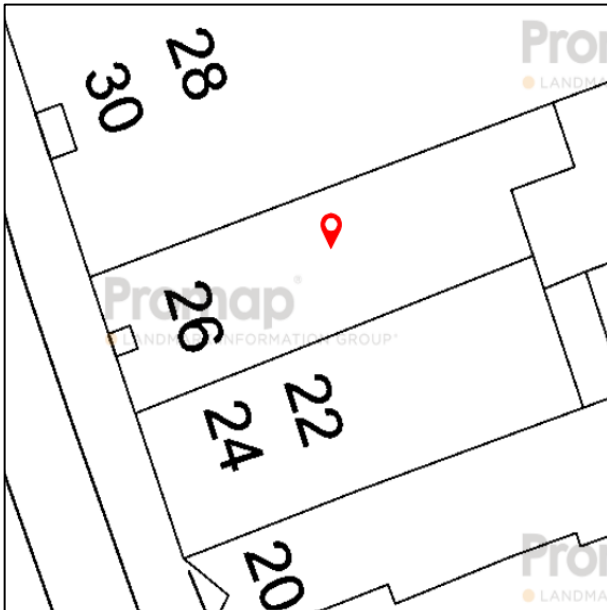
Mains electric, gas, water and drainage are connected. The property is heated by skirting heaters on the ground floor and gas powered radiators on the first. No services have been tested by the agents.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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UTTOXETER
STAFFORDSHIRE, ST14 7HT**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements