

RORY MACK

ASSOCIATES



**22-24 HIGH STREET, UTTOXETER,
STAFFORDSHIRE, ST14 7HT**

**FOR SALE
£200,000**

- **PRIME RETAIL INVESTMENT IN PREDESTRIANISED TOWN CENTRE**
- **ATTRACTIVE RETAIL PROPERTY WITH 1,026 SQ FT OF SALES AREA**
- **LET ON FRI TERMS UNTIL 30th APRIL 2035 (NO BREAKS)**
- **ESTABLISHED TENANT IN OCCUPATION SINCE 2021**
- **PASSING RENT £14,000 PA RISING TO £15,000 PA IN MAY 2028**



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GENERAL DESCRIPTION

An attractive period retail premises with a spacious sales area extending to 1,026 sq ft currently occupied by a private individual trading as a nail bar. The property has an attractive Tudor style frontage with brick elevations to the rear supporting pitched roof surfaces and occupies a prime location in the centre of Uttoxeter. The sales area is arranged in open plan with a suspended ceiling and window display frontage facing the High Street and there is also first floor welfare and ancillary storage space. To the rear is an area of land upon which one car can be parked and rear goods access is facilitated.

LOCATION

The property occupies a prime location within the pedestrianised part of you talk sitter town centre and he's positioned with the British Heart Foundation on one side and Scope on the other. WHSmith is two doors down and Barclays Bank is immediately opposite. Uttoxeter remains a popular town in the county of Staffordshire with a 2021 census population of over 14,000 and where a significant amount of new build residential development is being constructed including Bamford Place, a 15-acre site on the former JCB Bamford Works, being redeveloped by Cameron Homes and JCB for 118 new homes.

VAT

The sale price is not subject to VAT.

SERVICES

Mains water, drainage and electricity are connected. No services have been tested by the agents.

ACCOMMODATION

<u>Ground floor</u>	
Sales area:	1,026 sq ft
<u>First floor</u>	
Storage with kitchen area:	493 sq ft
WC & Shower:	-
Total NIA:	1,523 sq ft

BUSINESS RATES

Rateable Value: £19,250

Rates payable is the responsibility of the tenant to discharge.

TENANCY DETAILS

The property is occupied by a private individual who took occupation on the 18th November 2021 by way of a Full Repairing and Insuring lease which has since been extended (at the tenants request) until the 30th April 2035. The passing rent is set at £14,000 pa and will rise to £15,000 pa on the 1st May 2028. On the 1st of May 2031 there is a rent review subject to a capped increase of 12.5%. There is also a deposit of £3,500.

TENURE

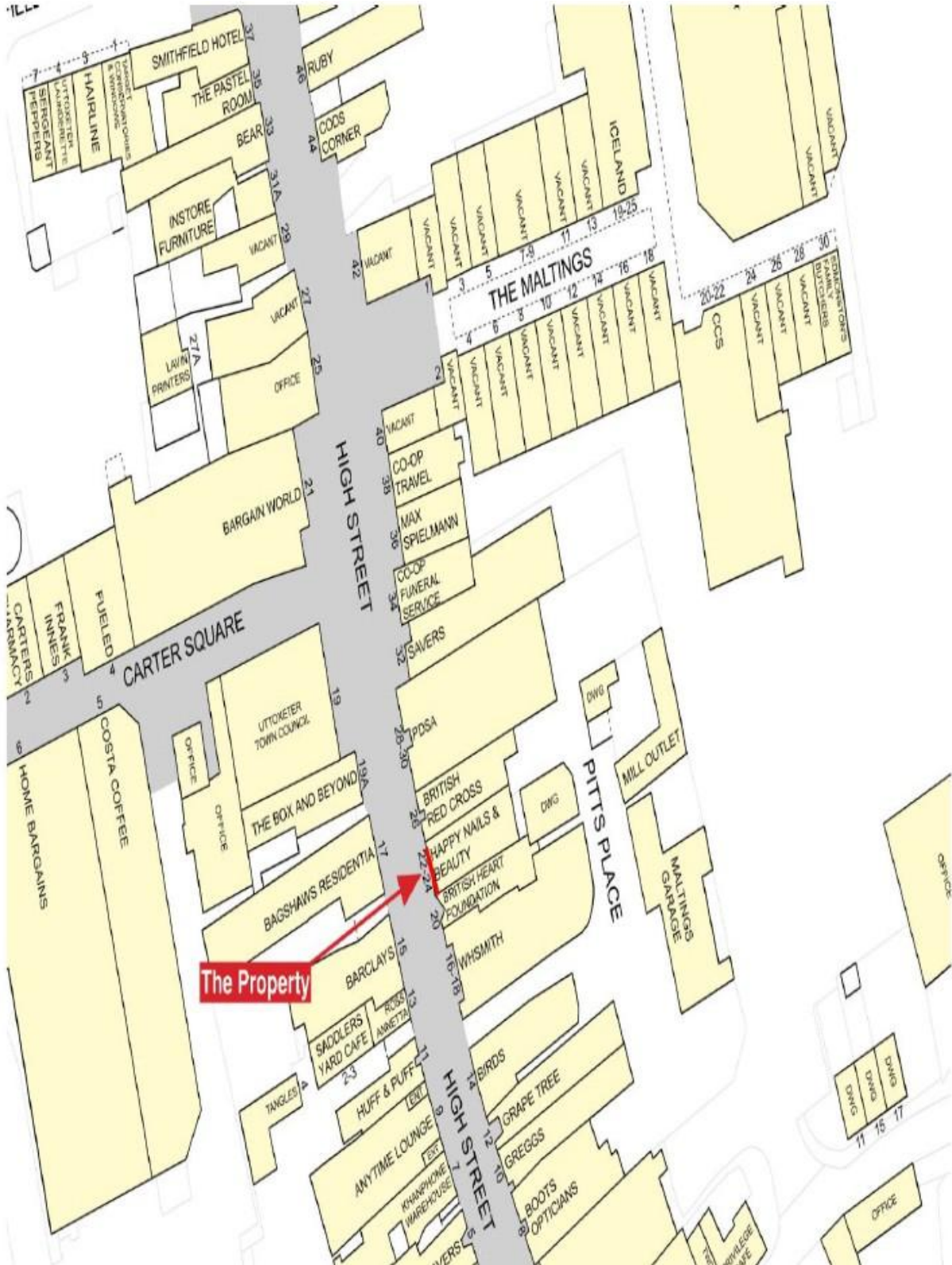
The property is available freehold, subject to contract and the existing tenancy.

ANTI MONEY LAUNDERING REGULATIONS

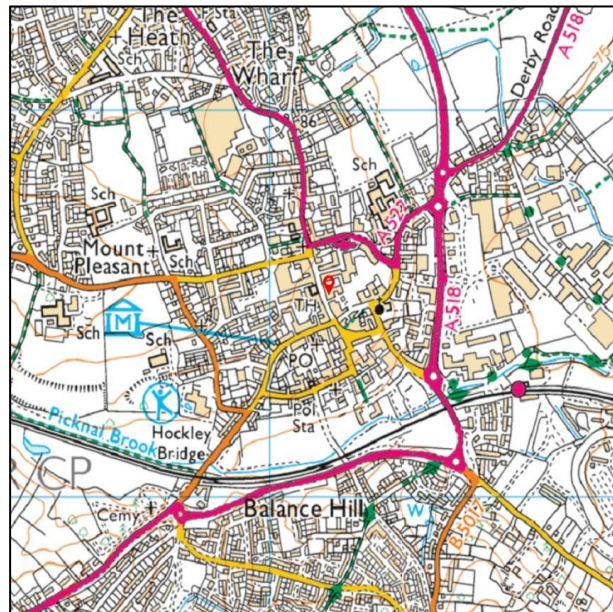
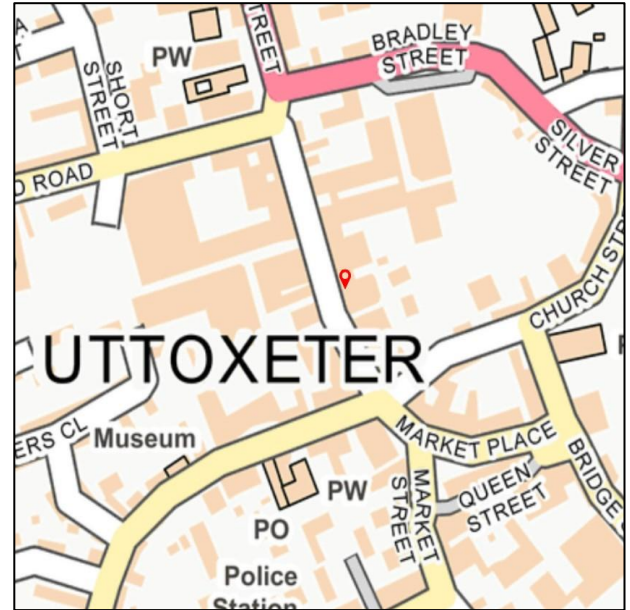
In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate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



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OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

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