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ROBERTSON  BROWN

SHOP TO LET



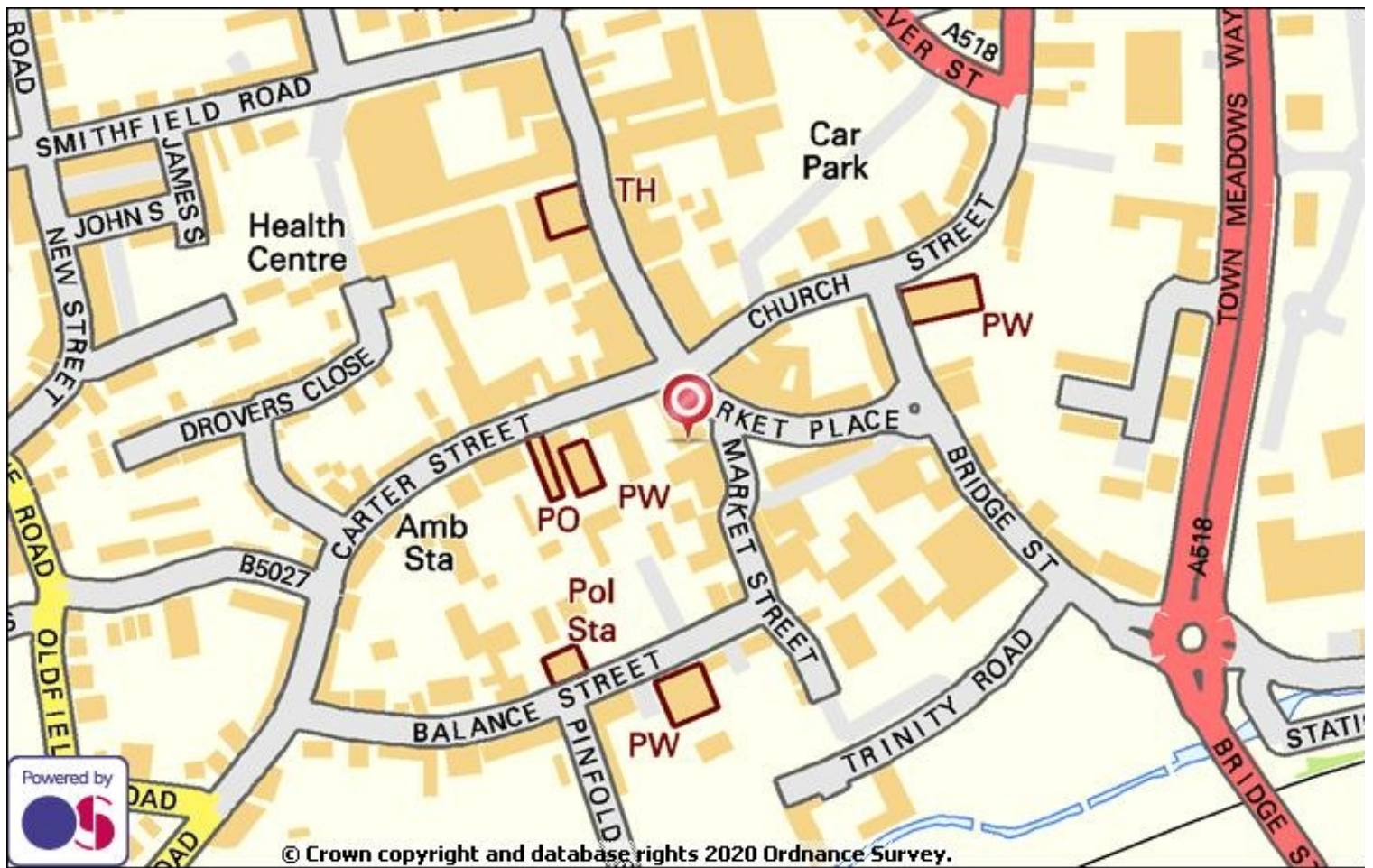
47 Market Place, Uttoxeter ST14 8HF

FEATURES

- Shop to let
- Quoting rental £15,000 per annum
- Card Factory, Vision Express & William Hill nearby
- Viewing by appointment only

CONTACT

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LOCATION

Uttoxeter is a market town positioned 15 mins north east of Stafford. The town is located at the junction of the A50 and A518 trunk road. The subject unit is positioned directly across Market Place, with nearby retailers including VISION EXPRESS, WILLIAM HILL and CARD FACTORY.

TENURE

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £15,000 per annum exclusive of business rates and VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMMODATION

The premises is arranged over ground and first floor only and offers the following approximate dimensions and net internal floor areas :-

INTERNAL WIDTH 5.55m (18ft 2")

SHOP DEPTH 13.85m (45ft 4")

GROUND FLOOR SALES 76.87 sq m (827 sq ft)

FIRST FLOOR ANCILLARY 51.52 sq m (553 sq ft)

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £8,800

RATES PAYABLE £4,320

Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.