

HIGH STREET PROPERTY / CLASS A1

36 Market Place, Uttoxeter ST14 8HP



Rent: £19,000 PA

Ground Floor Area

891 Sq ft / 83 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

Location:

Uttoxeter is a market town situated 15 miles north-east of Stafford and is well known for its racecourse. The town is located at the junction of the A50 and A518 trunk roads.

The subject property is situated fronting the Market Place, with occupiers close by such as Card Factory, RBS, Vision Express, William Hill and a whole host of local retailers.

Demise:	Sq Ft	Sq M
Ground Floor	891	82.8

Rent:

The passing rent is £19,000 per annum exclusive.

Tenure:

The premises are available by way of an assignment/sub-let of the existing lease which is due to expire on 23rd November 2021.

Business Rates:

The premises currently has a rateable value of £12,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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