

UTTOXETER

1 & 3 HIGH STREET

PRIME SHOP UNIT TO LET

(Following an amalgamation and subject to obtaining vacant possession)

LOCATION

The property occupies a prime trading on the pedestrianised section of the High Street being adjacent to **Card Factory**. Nearby multiple retailers include **Boots, Greggs, Birds, WH Smith, British Heart Foundation, M&Co, Barclays** and **Specsavers**.

ACCOMMODATION

Following the amalgamation of 1 and 3 High Street, the premises will be arranged on ground and first floors with the following approximate areas and dimensions:-

Internal width	37'4"	11.4m
Shop depth	48'5"	14.8m
Ground floor sales	1,750 sq ft	162.6 sq m
First floor ancillary	546 sq ft	50.7 sq m

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£35,000** (thirty five thousand pounds) p.a.x.

TIMING

The unit will be handed over in a standard developers shell specification in Spring 2018.

ASSESSMENTS

Following an amalgamation the unit will be separately assessed and interested parties are advised to make their own enquiries with East Staffordshire Borough Council (01283 508030).

EPC

Following the amalgamation of the two units, an EPC will be undertaken.



PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

VIEWING

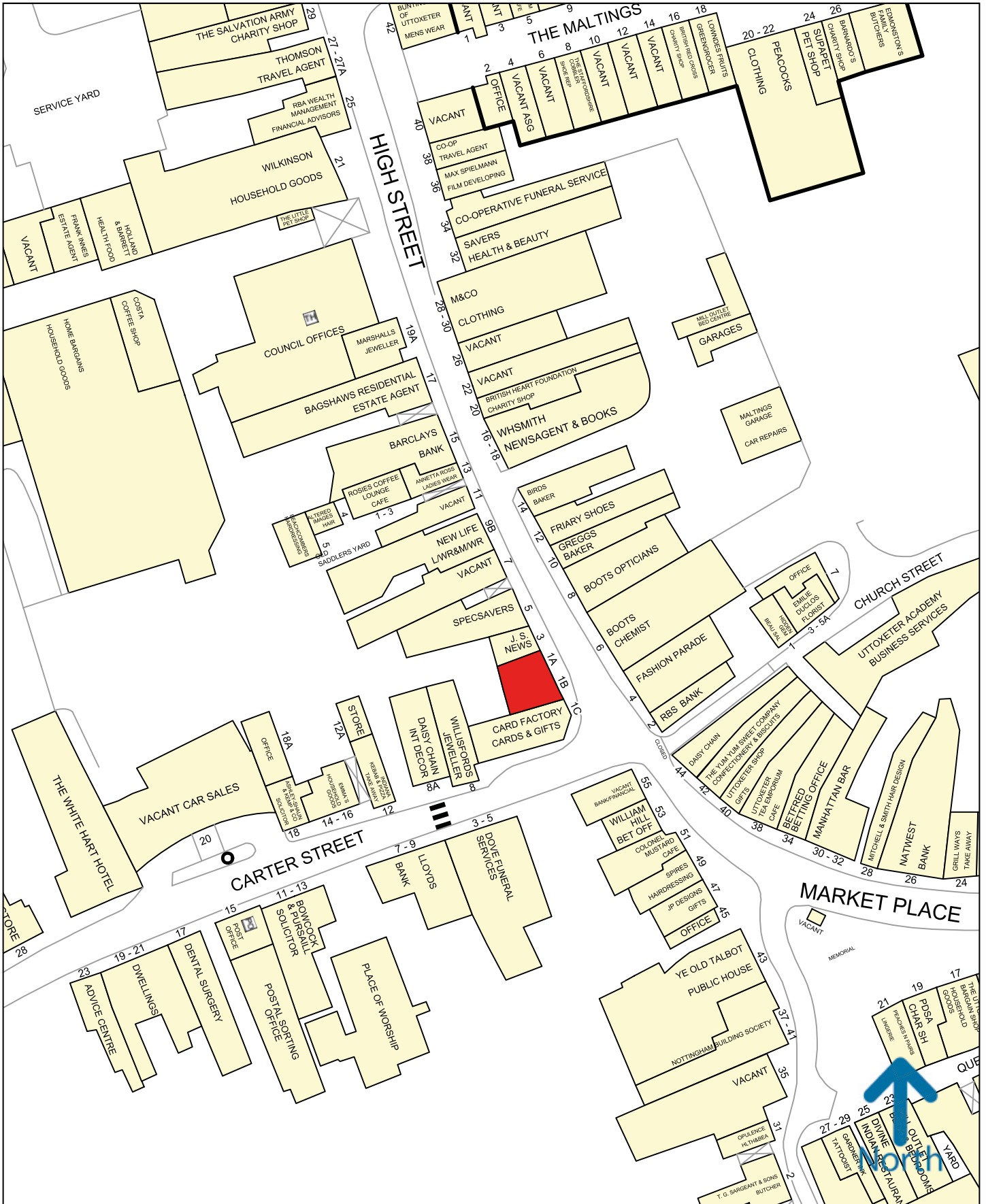
By appointment through:-
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SUBJECT TO CONTRACT

HWO/eaw/110917

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