

# Shop To Let

Uttoxeter  
Unit 5, Carters Square

Subject to Vacant Possession

## Location

Carters Square is a retail-led scheme in the historic market town of Uttoxeter, centrally located within Staffordshire, sitting 17 miles east of Stoke-On-Tent and 14 miles north-east of Stafford.

The scheme serves as the town's prime retailing location and offers a modern convenience centre totalling 15 units across 68,241 sq ft, with tenants including Asda, Home Bargains, Barnardo's, a number of local occupiers and a large car park.

## Accommodation

The property is arranged over ground floor, comprising the following net internal floor areas:

Ground Floor:	1,536 sq ft	142 sq m
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## Rent

Quoting £35,000 per annum exclusive.

## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.



## Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value:	£25,250
UBR (2023/24):	0.499
Rates Payable:	£12,599.75

Interested parties are advised to make their own enquiries with the Local Authorities.

## Legal Costs

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

## EPC Rating

The property is currently rated within band 'B'. A copy of the EPC is available upon request.

## Viewing

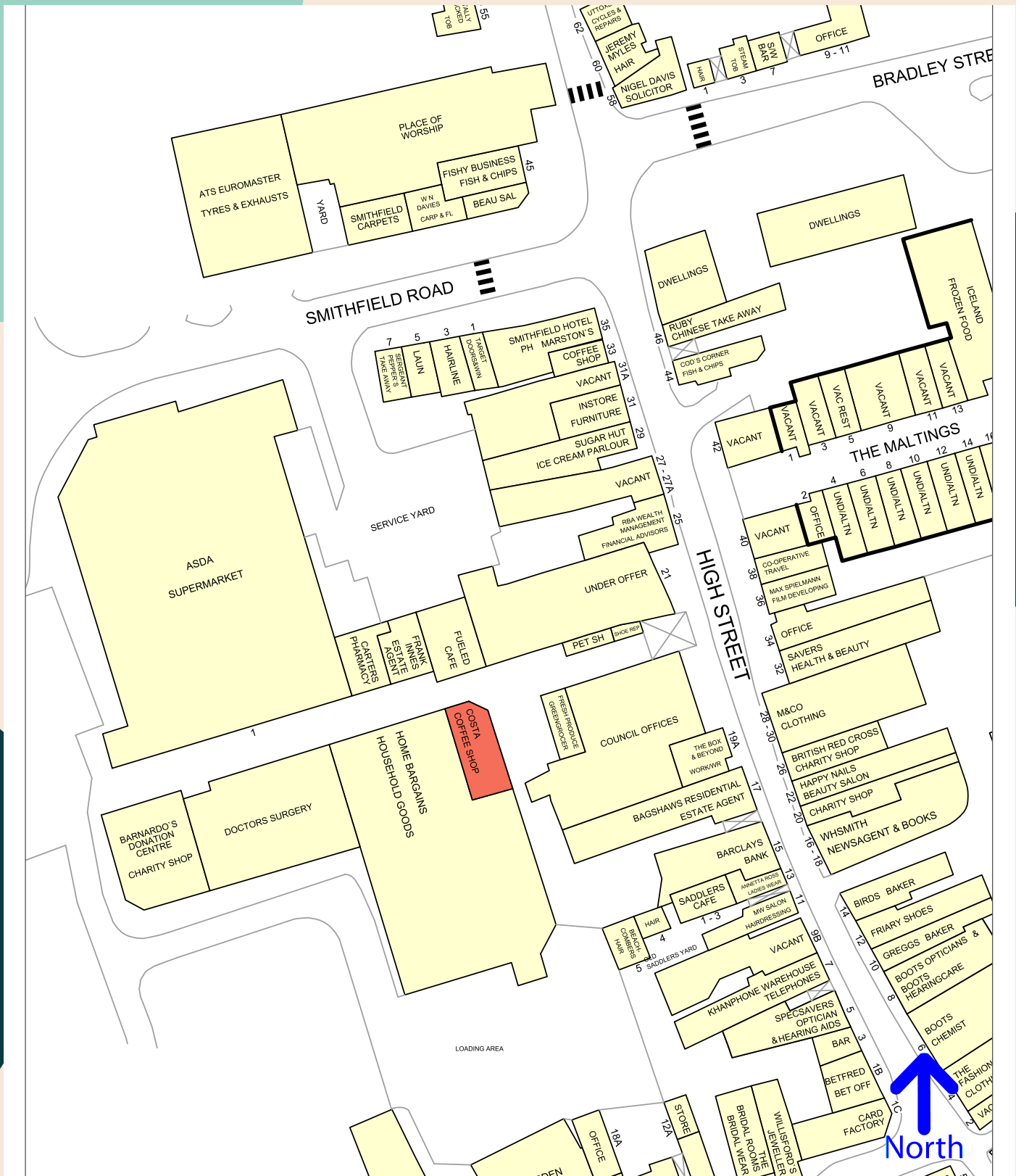
All viewings are strictly by prior appointment. Subject to contract.  
For further information or arrangements to inspect please contact:

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**Misrepresentation Act 1967**

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.