

**12 MONTHS
RENT FREE**



Storage and Warehousing at Bridge Street

Trinity Square, Uttoxeter, ST14 8AP

£50,000 Per Annum

17503.00 sq ft



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Description

The property is laid out over the ground and first floors with the main area and ancillary space including a loading bay being on the ground floor. At the rear of the property is a dock level loading bay with roller shutter door and a sizeable car park offering 23 parking spaces. The first floor has double lift access.

We believe the property would suit a variety of uses including:

- > Storage and Distribution - The dock level loading bay, large car park/yard and open plan space would lend itself to a self storage centre or general storage/warehousing
- > Leisure, such as Padel courts (internal eaves height ranges from 4.5m to 5.5m)
- > Retail/Sales - the property was previously the Original Factory Shop and Somerfield before that

Location

The property is located on the corner of Bridge Street and Trinity Road, on the outskirts of Uttoxeter Town Centre. Nearby occupiers include Waitrose, Dominoes, Starbucks and Lidl.

Uttoxeter is a Market Town located a short distance from the A50, between Burton on Trent and Stoke on Trent, with a population of circa 14,000. Uttoxeter Train Station is approximately a quarter of a mile away from the property and the A50 is approximately 1 mile away, giving access to Stoke-on-Trent to the West and Derby to the East.

Accommodation

Ground floor main 9,823 Sq ft (912.54 Sq m)

Ground floor ancillary 3,789 Sq ft (352.01 Sq m)

First floor ancillary 3,891 Sq ft (361.53 Sq m)

TOTAL: 17,503 Sq ft (1,626.08 Sq m)

*Currently the premises are fitted out to provide retail space however 12 months rent free will be granted to allow the new Tenant to remove the suspended ceilings and thus benefit from 4.5m -5.5m of eaves height. Additional works may be required in the form of the removal of stud partitions and/or non load bearing walls. Our client may undertake this work however in doing so no rent free will be offered.

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Rating

The VOA website advises the rateable value for 2023 to present is £89,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

Tenure - Leasehold

Leasehold - by way of a new lease on terms to be agreed.

Rent £50,000 per annum

EPC

Energy Performance Certificate number and rating is B.

VAT

We have been advised VAT is applicable.

Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

Credit Check

On agreed terms the incoming tenant will be required to pay a fee of £85 to buttersjohnbee for the application and collation of references and credit data from a third party. The application process will, under normal circumstances take between two and five working days. The applicant will be required to complete a simple online form for submission to our credit reference agency. Application fee will be payable in advance and will not be refundable.

Legal Costs - Letting

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



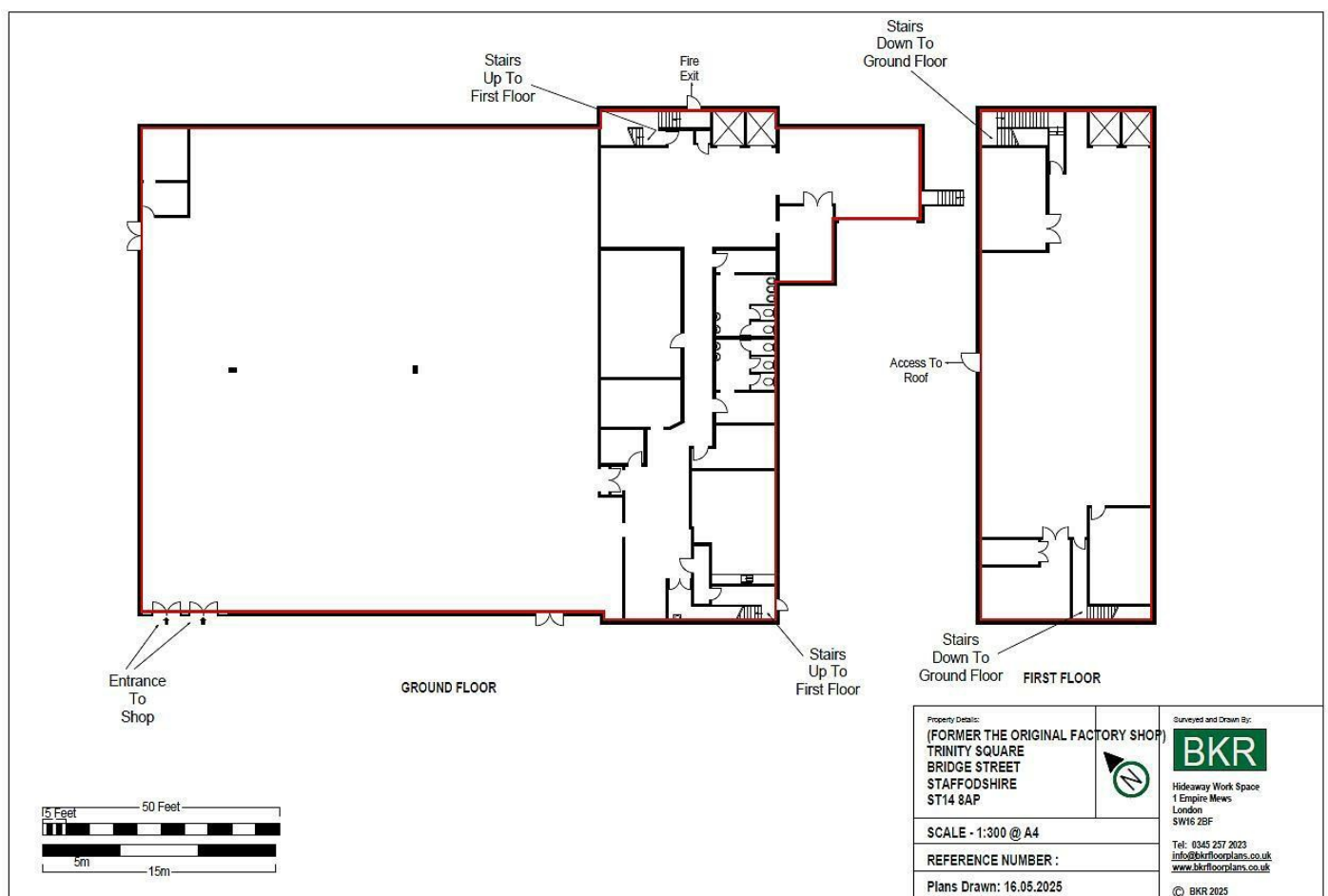
Road Map



Hybrid Map



Terrain Map



Viewing

Please contact our Commercial Office on 01782 212201 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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