



Unit 1 Trinity Square

Uttoxeter, ST14 8TH

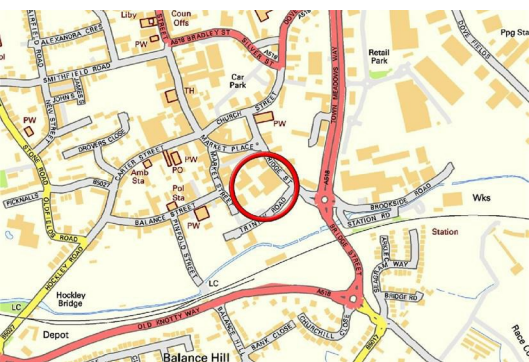
£8,500 Per Annum



838.00 sq ft

Town centre retail premises located within Trinity Square shopping centre close to Car Parking and Waitrose. Trinity Square forms part of the main walkway from the towns main car park to the town centre providing steady footfall throughout the day.

(Please note above picture is from previous details and will be updated).



Description

Town centre retail premises to suit a variety of uses. Trinity Square forms the main walkway from the town centre to the large pay and display car park immediately behind the unit giving the benefit of steady footfall throughout the day.

Accommodation

Net retail/Sale Area: 838 Sq Ft (77.84 Sq m)

WC

Services

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

Rating

**** ZERO Rates applicable ****

The VOA website advises the rateable value for April 2026 is £8,200. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto 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.

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.

Credit Check

On agreed terms the ingoing 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.

Tenure

Leasehold - On new terms to be agreed.

Service Charge and Buildings Insurance

There is a service charge in place which is currently at £20.66 per calendar month.

The landlord insures the building and will charge the ingoing tenant for this. The insurance is approximately £360 per annum.

VAT

VAT is to be confirmed.

Please enquire with the agent if vat is applicable or not on this premises.

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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