

butters john bee^{bjb} commercial



Unit 3 Trinity Square Uttoxeter, ST14 8TH

£9,500 Per Annum



895.00 sq ft

An opportunity to let a ground floor restaurant/takeaway premises fronting the public car park to the rear of Trinity Square shopping centre close to 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.



Description

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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

Net retail/Sale Area: 895 Sq ft (83.15 Sq m)
WC

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

*** ZERO RATES APPLICABLE ***

The VOA website advises the rateable value for 2025/26 is £11,000 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 On new terms to be agreed.

EPC

Energy Performance Certificate number and rating is tbc

VAT

VAT is to be confirmed.

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

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 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.

Legal Costs - Letting

The ingoing 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.