



17a Market Place

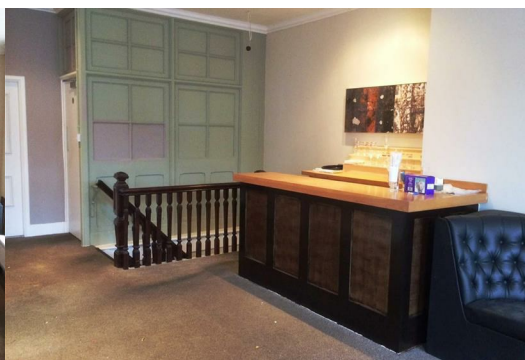
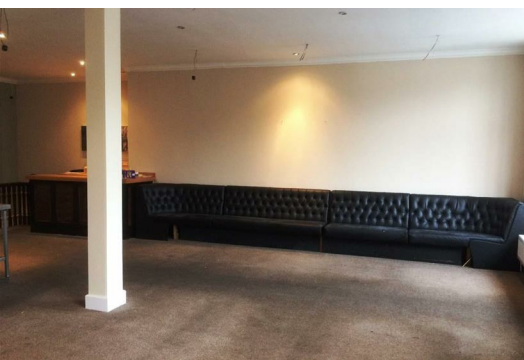
, Uttoxeter, ST14 8HY

£8,500 Per Annum



806.00 sq ft

A prominent first floor property occupying an excellent position close to the Market in Uttoxeter town centre. When it operated as a restaurant it had 48 covers and there are male and female customer WC's. Suit a variety of uses including Gym, Restaurant (Previous uses), nursery or health centre.



Description

First Floor premises with ground floor access via a staircase to the side of 17 Market Place. The property occupies an excellent position close to the Market in the town centre. Most recently used as a gym/keep fit centre and before that, a restaurant, the property will suit a variety of uses falling within the 'E' use classification.

Location

Town Centre location off Market Place which can be accessed from the A50 via Town Meadows Way and Bridge Street.

Accommodation

Main Area: 493 Sq ft (45.80 Sq m)

Former Bar: 94 Sq ft (8.73 Sq m)

Kitchen/Staff: 155 Sq ft (14.40 Sq m)

Male and Female WC's: 64 Sq ft (5.95 Sq m)

TOTAL NIA: 806 Sq ft (74.88 Sq m)

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 eligible ****

The VOA website advises the rateable value for 2023/24 is £10,000. 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.

Services

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

Tenure and Conditions

A new lease on terms to be agreed for a preferred term of 5 years or more.

Rent: £8,500 +VAT

VAT

VAT is applicable to this property.

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

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.

Subject to Contract

Misrepresentation Act 1967: These Particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors.

All prices quoted are exclusive of VAT if applicable. Butters John Bee recommends potential purchasers/occupiers seek independent advice with regard to VAT and property.

All areas and dimensions given are approximate only



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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