

**3 MONTHS
RENT
FREE!**



10 High Street, Uttoxeter, ST14 7HT

£20,000 Per Annum

1592.00 sq ft



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Description

A three storey prime retail premises situated on Uttoxeter High Street with double display windows and central entrance door to the front leading into the retail/seating area with ancillary space immediately behind. The building is a period property having had a later two storey extension added within the last twenty years to the rear. Currently trading as Greggs, the property would lend itself to a similar use or a Coffee House, Cafe etc. Benefitting from excellent footfall being adjacent to Boots and having a parking space to the rear, together with rear access.

Location

The property is situated on the High Street in Uttoxeter with nearby retailers including Boots, TG Jones (previously WHSmith), Spec Savers and BetFred. Immediately behind the building is a public pay and display car park making it convenient for those visiting in the car.

Uttoxeter is a market town in the East Staffordshire borough of Staffordshire, near to the Derbyshire county border. The town is 14 miles from Burton upon Trent via the A50 and the A38, 14 miles from Stafford via the A518, 16 miles from Stoke-on-Trent via the A50, and 20 miles from Derby via the A50 and the A38

The population was recorded as being 14,014 in 2021.

Accommodation

GROUND FLOOR

Sales Area: 586 Sq ft (54.4 Sq m)

Ancillary: 205 Sq ft (19.0 Sq m)

Office: 84 Sq ft (7.8 Sq m)

FIRST FLOOR

Staff Room/Kitchen: 192 Sq ft (17.8 Sq m)

Stores: 389 Sq ft (36.2 Sq m)

WC

SECOND FLOOR

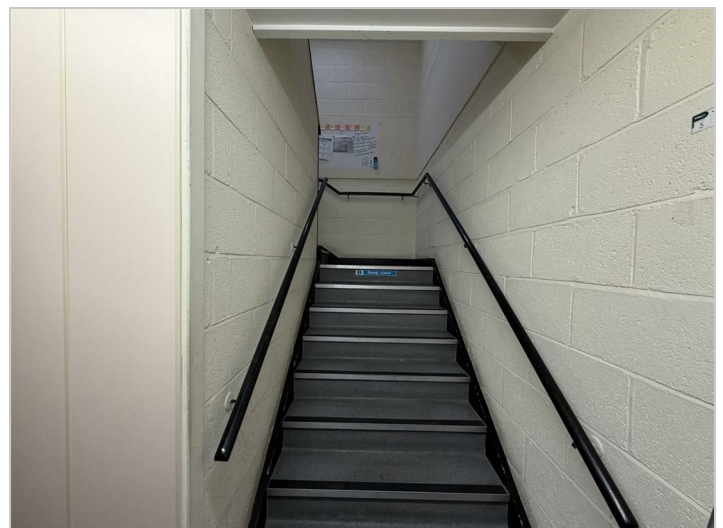
Stores: 136 Sq ft (12.6 Sq m)

TOTAL NIA: 1592 Sq ft (147.9 Sq m)



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 2026 is £17,000. 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

A new lease for a minimum term of 3 years on a new full repairing and insuring terms.

EPC

Energy Performance Certificate number and rating is B (33)

VAT

VAT is applicable to this property.

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 a contribution towards the landlord's legal costs in connection with the preparation of the lease at £500 plus VAT.

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



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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