

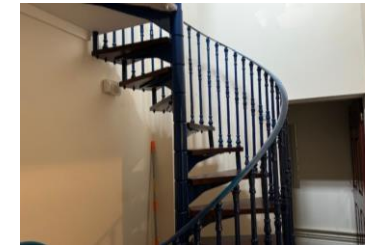
# TO LET

## OFFICE SUITE ACCOMMODATION



CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

38 Carter Street  
Uttoxeter  
Staffordshire, ST14 8EU



**Rent: £7,500 p.a.x. plus VAT**

- Office accommodation comprising approximately 56.24m<sup>2</sup> / 605 sq ft net internal.
- Located prominently on Carter Street in Uttoxeter.
- Prominent town location close to all local amenities and car parks.



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Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

An historic market town, Uttoxeter is approximately 0.5 miles from the A50, which provides access to the major regional centres of Stoke on Trent and Derby, together with the national road network. It has developed significantly in recent years with the opening of a new Tesco, the Dovefields Business Park and there are plans for further commercial and residential schemes including the former Cattle Market.

The subject premises are located on the fringe of the prime retail area on Carter Street in a predominantly mixed, residential office and retail area close to all local amenities.

## Description

The property comprises an office suite on Carter Street in Uttoxeter and has a shared entrance porch with Philip Barnes & Co Accountants, comprising the right-hand side of the building. The property is of brick construction with timber, sash windows surmounted by a pitched, tile clad roof.

The ground floor comprises an office, two WC's and a kitchenette with sink unit, base unit and wall cupboard. Access to the first floor is via a spiral staircase leading to the upper floor accommodation. The first floor comprises a landing and two offices and heating is via gas central heating.

The second floor is accessed via a staircase leading to a single office.

Internally, the property comprises carpeted floors in all the offices with paper and painted walls and timber, single glazed windows. There are two WC's with vinyl flooring, handwash basin and WC's.

Heating is via gas central heating and the boiler is located in the Accountants, which neighbours the property. All the bills are paid by them and then apportioned to the Tenant.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor

Office:	13.20m <sup>2</sup> / 142 sq ft
Kitchenette:	3.15m <sup>2</sup> / 34 sq ft
Male WC:	n/m
Female WC:	n/m

### First Floor

Office 1:	16.92m <sup>2</sup> / 182 sq ft
Office 2:	8.48m <sup>2</sup> / 91 sq ft
Store (within office 2):	1.40m <sup>2</sup> / 15 sq ft

### Second Floor

Office:	13.09m <sup>2</sup> / 141 sq ft
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**Total (net internal): 56.24m<sup>2</sup> / 605 sq ft**



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## Services

All mains services are connected to the premises.

The central heating radiators are serviced by way of a boiler located in the adjacent office building (Accountants).

## Rates

Rateable Value: £3,450

100% small business rate relief available.

(East Staffordshire Borough Council).

## Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

## Rent

**£7,500 per annum exclusive** which is to be payable monthly in advance by standing order.

The rent will be subject to upward only review at three yearly intervals.

## Value Added Tax

The rent will be subject to value added tax.

## Service Charge

The utilities will be invoiced on a monthly basis by the Landlord. Utilities are shared with the neighbouring property (40 Carter Street) and are billed on a pro-rata basis based on usage.

## Energy Performance Certificate

Applied for.

## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.



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## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole Agents:-

### Salloway:

**Tel:** 01283 500030  
**Email:** burton@salloway.com

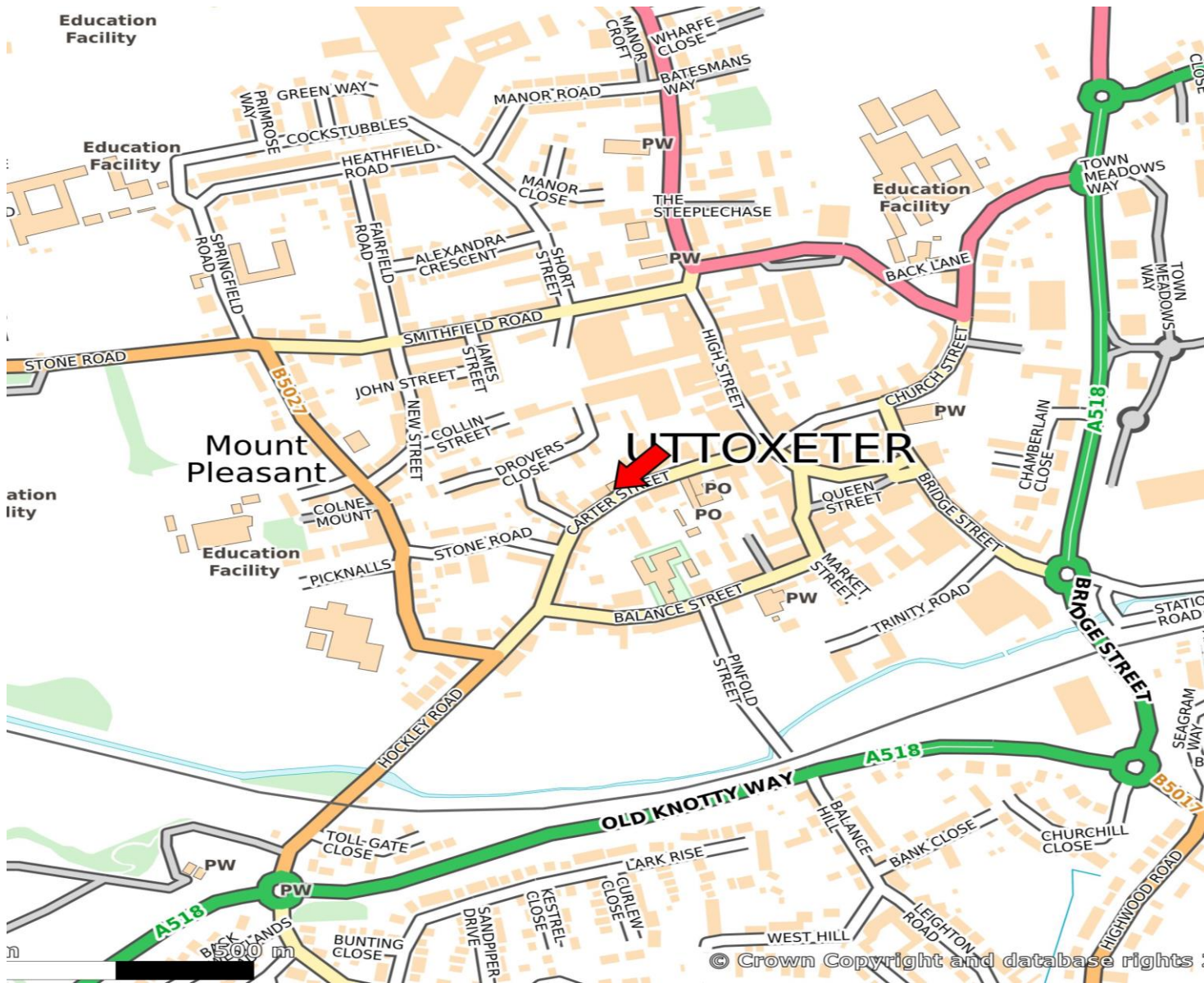
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