

TO LET

GROUND FLOOR RETAIL / PROFESSIONAL OFFICES

9 BRADLEY STREET, UTTOXETER, STAFFORDSHIRE, ST14 7QA



RETAIL / PROFESSIONAL OFFICE

9 BRADLEY STREET, UTTOXETER,
STAFFORDSHIRE, ST14 7QA



LOCATION

A well-positioned retail premises situated within the established commercial area of Uttoxeter town centre. The property benefits from a prominent frontage, providing strong visibility to both pedestrian and passing vehicular traffic. There is public parking in close proximity, along with the bus station opposite, main retailers such as Asda and a short distance from the High Street.

DESCRIPTION

The premise is a self-contained ground floor unit fronting onto Bradley Street near the junction with Smithfield Road and High Street. The unit has a timber display frontage and one allocated parking space to the rear through the archway.

Internally, the premises is a single room plus a toilet and area for a sink to the rear. The premises are considered suitable for various uses including retail, sandwich shop or professional offices or other uses considered. There is an extraction unit in place on the rear wall which can remain or be removed. The premises require some updating and the Landlord will undertake works depending on the intended use and agreed terms.

RENT

£8,200 plus VAT per annum.

ACCOMMODATION

Net frontage	5.11m
Retail depth	4.26m
Retail area WC	21.79 m ² (235 ft ²)

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

T - 01782 202294

mounseysurveyors.co.uk



RETAIL / PROFESSIONAL OFFICE

9 BRADLEY STREET, UTTOXETER,
STAFFORDSHIRE, ST14 7QA

TENURE

Leasehold on a new effective full repairing and insuring lease for a term of 6 years with a 3rd year tenant break option and rent review. A rent deposit will be required, subject to status.

RATING ASSESSMENT

The Rateable Value from 1st April 2026 list is £4,600. Interested parties may qualify for 100% Small Business Rates Relief. We would recommend that further enquiries are directed to the Local Rating Authority (East Staffordshire Borough Council).

SERVICES

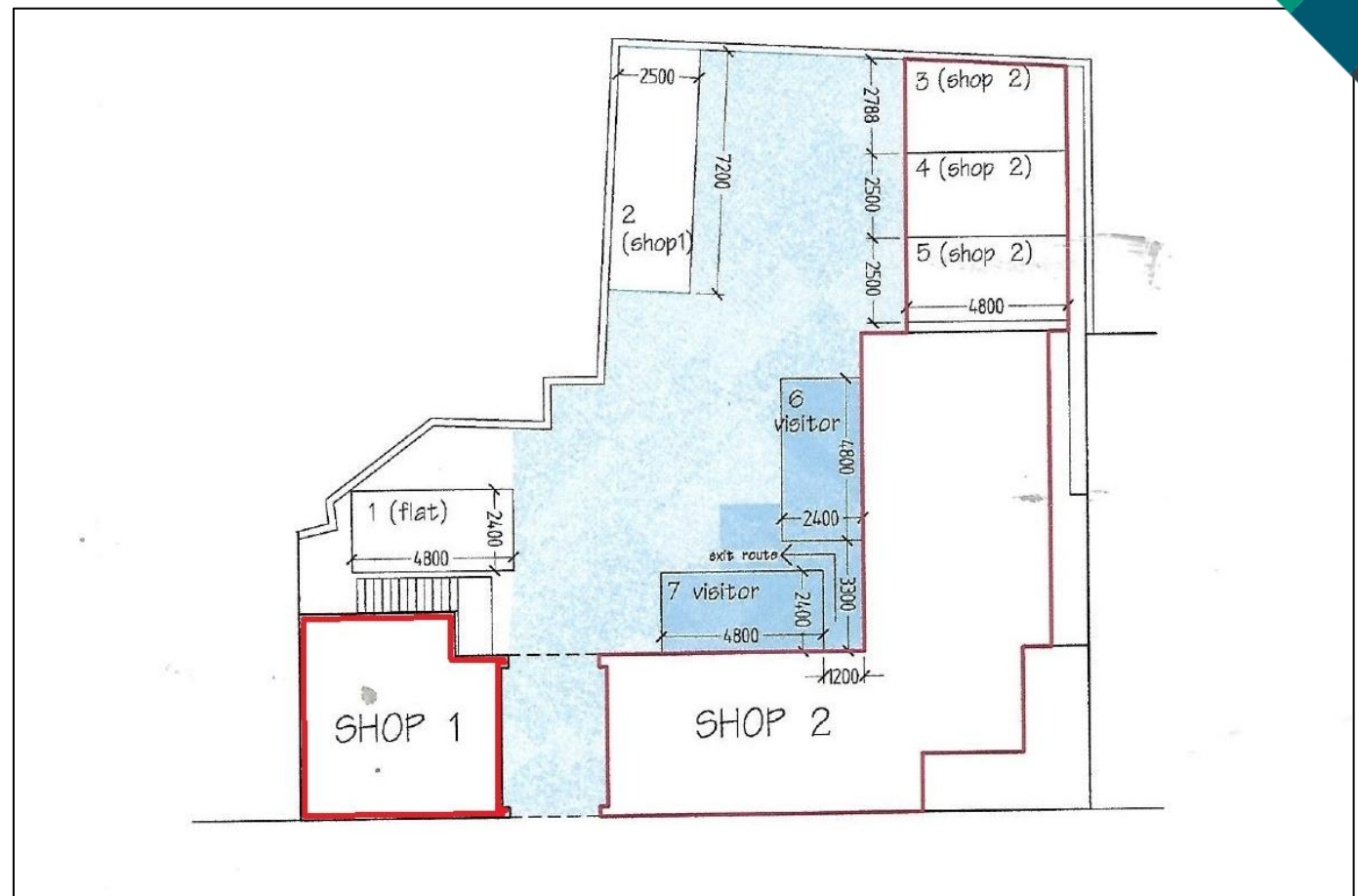
Mains electric and water services are believed to be available, subject to any re-connection, and have not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority (East Staffordshire Borough Council).

LEGAL COSTS

Each party to cover their own legal costs in connection with the Lease.



RETAIL / PROFESSIONAL OFFICE

9 BRADELEY STREET, UTTOXETER,
STAFFORDSHIRE, ST14 7QA

EPC

B-49, expiring June 2036.

VAT

All prices are quoted exclusive of VAT which we understand is applicable.

CONTACT

Rob Stevenson

E: rob@mounseysurveyors.co.uk

T: 01782 202294

Mounsey Chartered Surveyors,
Lakeside, Festival Way, Festival
Park, Stoke-on-Trent, ST1 5PU



Mounsey Surveyors Limited Conditions under which Particulars are issued Messrs. Mounsey Chartered Surveyors for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) no person in the employment of Messrs. Mounsey Chartered Surveyors or any joint agents has any authority to make or give any representation or warranty in relation to this property
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Mounsey Chartered Surveyors is the trading name of Mounsey Surveyors Limited

Our services

Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

mounseysurveyors.co.uk ☎ 01782 202294



Commercial Agency

Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



Lease Renewal and Rent Review

The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.



Property Management

Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.