

RORY MACK

ASSOCIATES



**34 THE OATHOUSE,
CHURCH STREET, UTTOXETER,
STAFFORDSHIRE, ST14 8AA**

**TO LET
£5,250 PAX**

- First floor office extending to 358 sq ft (NIA)
- Edge of town centre location with two parking spaces included
- Newly decorated and available now with new IRI lease
- EPC : Band D (94)



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GENERAL DESCRIPTION

A self contained first floor office suite which has just been decorated and is now ready immediate occupation. The building is located off Church Street and includes two parking spaces in the yard area to the rear. Internally, the unit comprises an open plan office space with real fireplace, a second office, kitchen and bathroom. The office benefits from a traditional feel with exposed beams on the ceilings, a mixture of single and double glazed windows, electric wall mounted heaters, carpeted floors and UPVC side door to staircase.

LOCATION

The property is located behind Salon 41 on the junction of Church Street and Silver Street a short walk from Uttoxeter town centre. The property is easily accessible to all main routes including the A50 just over half a mile away.

ACCOMMODATION

First Floor

Office 1:	183 sq ft
Office 2:	108 sq ft
Kitchen:	60 sq ft
Store:	7 sq ft
WC:	--
Total NIA:	358 sq ft

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed, subject to rent reviews every three years and with the incoming tenant contributing £250 + VAT towards the cost of preparing the lease.

BUSINESS RATES

Rateable Value: £2,350
Rates Payable: £1,172.65 (25/26)
Please Note: If you qualify for Small Business Rates Relief you will be entitled to a 100% exemption.

SERVICES

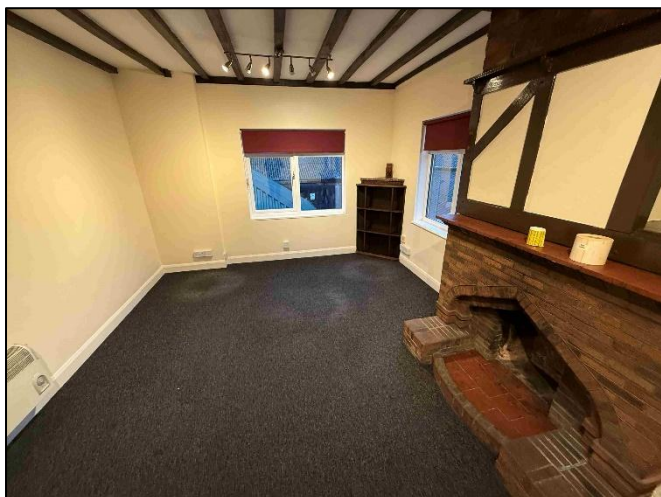
Mains electric, water and drainage are connected. The property is heated by electric wall mounted heaters. No services have been tested by the agents.

VAT

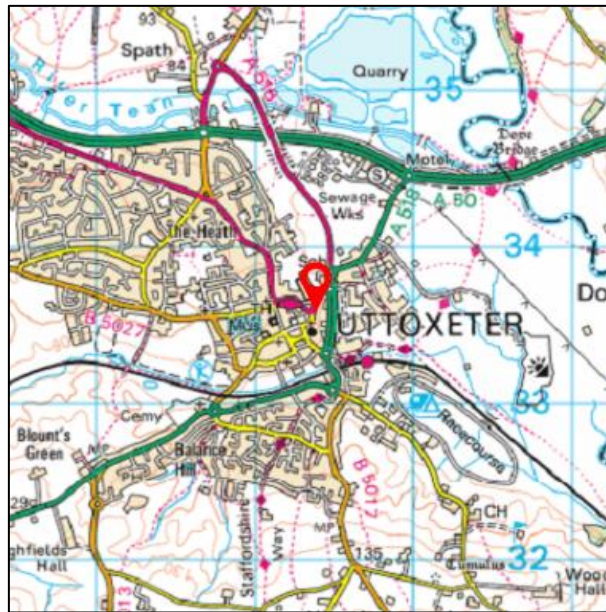
The rent is not subject to VAT.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements