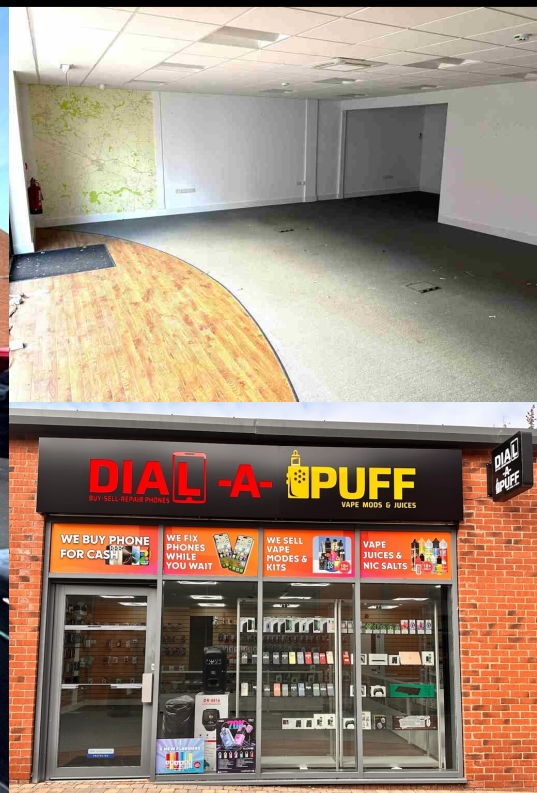


SHOP TO LET

Unit 3 Carters Square
Uttoxeter, ST14 7HN

Subject to Vacant Possession



Location

Uttoxeter is a market town in Staffordshire located 14 miles north-east of Stafford 32 miles north of Birmingham. The town benefits from a strong manufacturing employment base with larger employers including JCB and Fox's Biscuits and a strong tourist trade with its famous racecourse and in close proximity to Alton Towers and the Peak District National Park. The property is situated in the heart of the town centre within Carters Square Shopping Centre, providing Uttoxeter's prime retailing centre anchored by Asda and a 182 space car park.

Description

The subject unit is well positioned adjacent **Carter's Pharmacy** and **Fueled Coffee Shop** whilst located directly opposite **Home Bargains**. Other nearby occupiers include **St Giles**, **Barnardo's** and **Northgate Surgery**.

Accommodation

The property comprises a well configured ground floor sales area with kitchenette, disabled W/C and loading via a secure year to the rear. We are advised the property comprises the following approximate floor area;

Unit 12	Sq M	Sq Ft
Ground	65.59	706
Kitchen	6.78	73
Total	72.37	779

EPC

B 30. A copy of the EPC is available upon request.

Business Rates

RV £18,000 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Rent

£20,000 + VAT per annum exclusive.

Service Charge

Annual variable service charge **£2,094 + VAT**.

Insurance

Annual variable insurance premium **£398 + VAT**.

Legal Costs

Each party to be responsible for their own legal costs. Each party will be responsible for covering their own legal costs incurred in the transaction.

Security

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

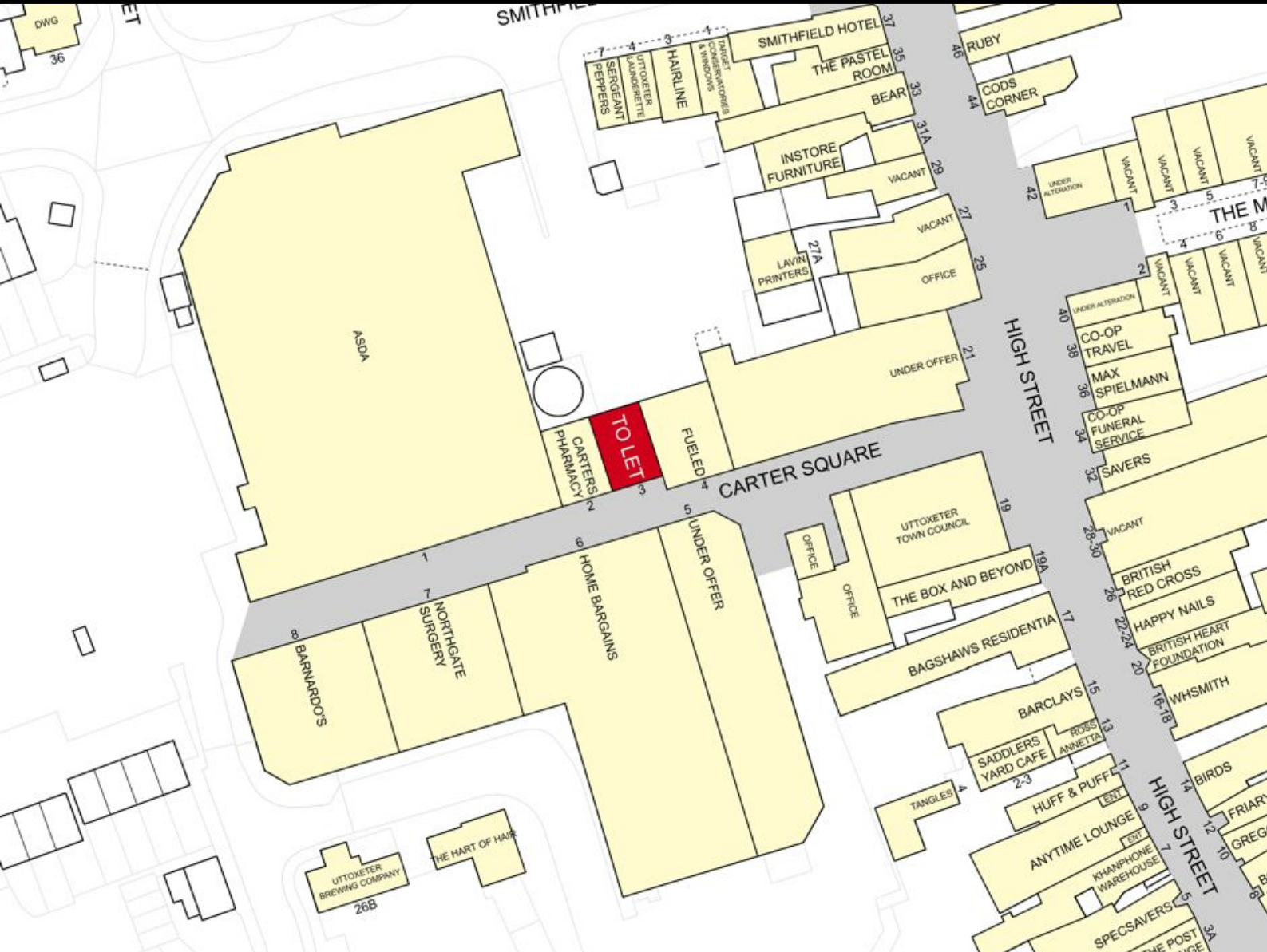
Viewings

Strictly by appointment with the Joint Retained Agents.

SHOP TO LET

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Creative Retail