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PROPERTY CONSULTANTS

TO LET

RETAIL PREMISES

**13 THE MALTINGS
UTTOXETER
STAFFORDSHIRE
ST14 7LN**



- **DOUBLE FRONTED RETAIL UNIT**
- **NEW LEASE AVAILABLE**
- **ASKING RENTAL £11,500 PER ANNUM PLUS VAT**
- **INCENTIVES AVAILABLE**
- **EPC GRADE - D(85)**

13 THE MALTINGS, UTTOXETER, STAFFORDSHIRE

SITUATION AND DESCRIPTION

A double fronted retail unit within the The Maltings Shopping Centre in Uttoxeter town centre having ancillary staff/kitchen and WC facilities on the first floor.

Car parking is shared in the rear delivery yard.

ACCOMMODATION



This double fronted retail unit has an internal width of 5.2m and an overall depth of 12.23m with access to the rear delivery yard and shared parking area.

Ground Floor area - 684 sq ft (63.59 sq m)

First Floor - ancillary accommodation 225 sq ft (20.87 sq m)

PLANNING

The premises have an established use for open A1 Retail. Any further questions should be addressed to East Staffordshire Borough Council Planning Department on 01283 508000.

SERVICES

Mains electricity, water and sewers are connected to the unit. No tests of services or equipment within the premises has been undertaken. In going Tenants should make their own enquires of the utility companies.

LEASE TERMS

The unit is available by way of a new full repairing and insuring lease in multiples of 3 years at a commencing rental of £11,500 per annum plus VAT

RENTAL

£11,500 per annum plus VAT

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs incurred.

VIEWING

Strictly by prior appointment with Rushton Hickman Limited

REFERENCE

C1436 - 28092017

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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