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PROPERTY CONSULTANTS

TO LET
RETAIL PREMISES
UNIT 20-22
PREVIOUSLY OCCUPIED BY PEACOCKS
THE MALTINGS SHOPPING CENTRE
UTTOXETER
STAFFORDSHIRE
ST14 7LN



- **SUBSTANTIAL RETAIL UNIT IN THE MALTINGS SHOPPING CENTRE**
- **TOWN CENTRE LOCATION ADJOINING MAIN CAR PARK**
- **GROUND FLOOR RETAIL AREA 4,434 SQ FT (412 SQ M)**
- **GROUND FLOOR ANCILLARY ACCOMMODATION 646 SQ FT (60 SQ M)**
- **FIRST FLOOR STORES AND ANCILLARY ACCOMMODATION 4,891 SQ FT (454.4 SQ M)**
- **AVAILABLE ON NEW LEASE**
- **INCENTIVES AVAILABLE**
- **RENTAL OFFERS AROUND £39,750 PER ANNUM**
- **EPC GRADE D(77)**

THE MALTINGS SHOPPING CENTRE, UTTOXETER, STAFFORDSHIRE

SITUATION AND DESCRIPTION

This substantial retail unit is located within The Maltings Shopping Centre in Uttoxeter town centre. It was previously occupied by Peacocks. Nearby occupiers include Iceland Foods (within the shopping centre) and WH Smith and Wilko in High Street.

The premises comprise ground floor retail unit together with ancillary offices, stores and loading. At first floor there are further substantial stores together with mess facilities and toilets.

To the rear of the premises there is loading and shared staff parking.

ACCOMMODATION



Ground Floor:

Retail sales area - approximately **4,434 sq ft (412 sq m)**.

Ancillary offices, stores and loading bay - **646 sq ft (60 sq m)**.

There is a goods lift in addition to a staircase giving access to the first floor.

First Floor:

Stores, ancillary accommodation and mess facilities **4,891 sq ft (454.4 sq m)**.

At first floor level there are Ladies and Gents WC facilities.

To the rear of the premises there is a loading area together with shared staff car parking.

SERVICES

Mains electricity, water and drainage are available to the premises.

LEASE TERM

The premises are available on a new fully repairing and insuring lease for a term of years to be agreed incorporating 5-yearly rent reviews.

RENTAL

Rental offers invited in the region of £39,750 per annum exclusive of business rates.

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 their own and the Landlord's legal costs.

VIEWING

By appointment with Rushton Hickman Limited.

REFERENCE

C1645 - 02042019

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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