

lot 40

4A Carters Square
Uttoxeter, Staffordshire ST14 7FN

Vacant Possession

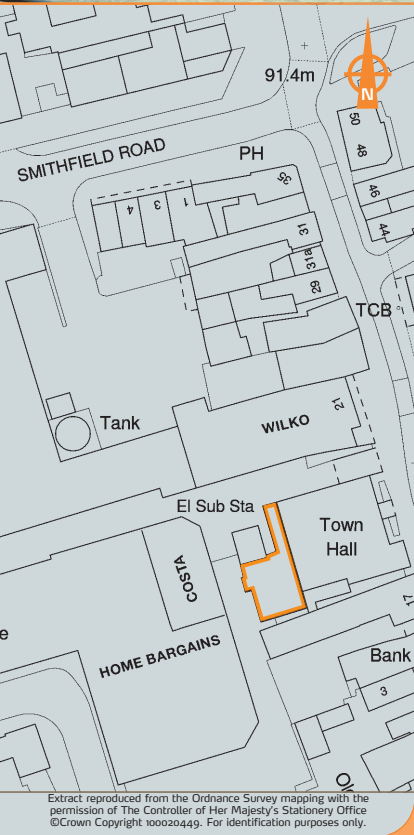
Freehold Restaurant/Residential Development Opportunity

- Prominent town centre location adjoining the new Carters Square Shopping Centre opened in July 2014
- Nearby occupiers include Costa, Asda, Home Bargains, Holland & Barrett, Wilko and a new NHS Medical Centre

- Historic market town
- Residential redevelopment potential (subject to consents)



Artist's Impression



Location

Miles: 0.5 miles from Uttoxeter Racecourse
14 miles north-east of Stafford
32 miles north of Birmingham
Roads: A518, A50, A515, M6 (Junction 14)
Rail: Uttoxeter Railway Station
Air: Birmingham International Airport, East Midlands Airport

Situation

Uttoxeter benefits from a strong manufacturing employment base with the larger employers being JCB and Fox's Biscuits and a tourist trade with its famous racecourse and close proximity to Alton Towers and the Peak District National Park. The property is situated in the heart of the town centre within the newly constructed Carters Square Shopping Centre, forming Uttoxeter's prime retailing centre.

The property is opposite the Town Hall and nearby occupiers include Costa, Asda, Home Bargains, Holland & Barrett, Wilko and a new NHS Health Centre. The property further benefits from being close to the Carters Square car park providing approximately 165 parking spaces.

Description

The property comprises a retail unit in shell condition with A3 planning consent, arranged on ground and first floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Restaurant	170.01 sq m	VACANT POSSESSION
First	Restaurant	102.93 sq m	
Totals		272.94 sq m	
			(2,938 sq ft)

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