

# Lot 18

£27,250 Per Annum  
Exclusive

## 37/41 Market Place, Uttoxeter, Staffordshire ST14 8HF Freehold Building Society Investment (Plus two vacant former flats)



### Key Details

- Majority let to Nottingham Building Society
- 10 year lease from March 2017 (subject to option)
- Former flats offered with Vacant Possession
- Asset Management Opportunities including refurbishment and letting former residential
- Nearby retailers include Boots the Chemist, Greggs, WHSmith, Savers Health & Beauty and JD Wetherspoon
- VAT-Free Investment

On Behalf of **The co-operative bank**

### Location

**Miles:** 14 miles north-east of Stafford  
16 miles south-east of Stoke-on-Trent  
**Roads:** A50, A518, M6  
**Rail:** Uttoxeter  
**Air:** East Midlands Airport

### Situation

Uttoxeter is a market town in Staffordshire, approximately 14 miles north-east of Stafford and 16 miles south-east of Stoke-on-Trent. The property is located on the south-west side of Market Place, close to its junction with Market Street and High Street. Nearby retailers include Boots the Chemist, Greggs, WHSmith, Savers Health and Beauty and JD Wetherspoon.

### Description

The property comprises a double-fronted three storey building arranged as a ground floor banking hall with office and ancillary accommodation on the part first and part second floors. The property also includes two former residential flats on the part first and part second floors, which benefit from separate access.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Energy Performance Certificate

Available from the legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
	Ground	Banking Hall	155.92 sq m (1,678 sq ft)	NOTTINGHAM BUILDING SOCIETY (1)	10 years from 01/03/2017 until 28/02/2027 (2)	£27,250	25/03/2022
	Part First	Office/Ancillary	15.04 sq m (162 sq ft)				
	Part Second	Office/Ancillary	15.43 sq m (166 sq ft)				
Flat 1, 41 Market Place	Part First/Second	Former Residential	30.09 sq m (324 sq ft)	VACANT	-	-	-
Flat 2, 37/39 Market Place	Part First/Second	Former Residential	30.87 sq m (332 sq ft)				
<b>Total</b>			<b>247.35 sq m (2,622 sq ft)</b>			<b>£27,250</b>	

(1) Nottingham Building Society operate from 56 branches across the UK ([www.thenottingham.com](http://www.thenottingham.com)).  
(2) The lease provides a tenant option to determine on 01/03/2022.



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