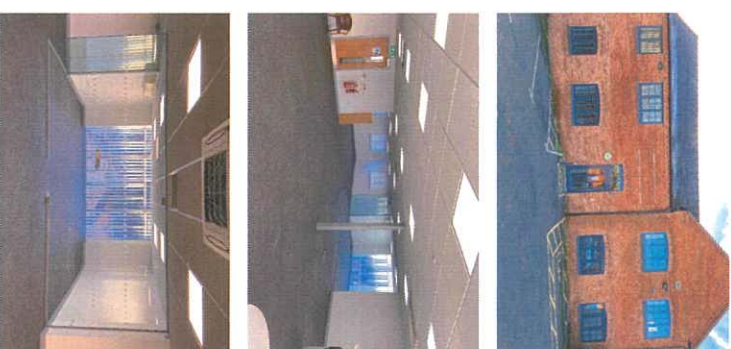


FOR SALE OR TO LET

MODERN DETACHED OFFICE ACCOMMODATION

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

St George's House
19 Church Street
Uttoxeter, Staffordshire ST14 8AG



Price : £750,000 plus VAT / Rent : £34,000 p.a.x. plus VAT

- Currently producing £32,000 per annum, estimated rent when fully let £66,000 per annum.
- First and second floor office accommodation remaining comprising approximately 551.37m² / 5,932 sq ft (net internal)..
- On site parking facilities, entrance points from Church Street and The Maltings Car Park; air conditioning
- Strategic location in the centre of this popular market town within close proximity to the A50.
- Rent free period available subject to covenant and negotiation.


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Location

A popular market town lying within close proximity of the A50 which in turn provides access to the major regional centres of Stoke on Trent, Stafford, Derby, Burton on Trent and the national road network.

The premises are centrally located in the town opposite a large public car park and close to all local amenities.

Description

A detached building of traditional brick construction on a steel frame with pitched, tile clad roofs, quarter paned, double glazed window units, entrance points to the side and front elevations. There are suspended ceilings to the majority of the accommodation, the latter with air conditioning units, a limited number of wall fitted units, power and data points, some of which are floor based and perimeter trunking to part. There are open plan and private offices to both floors, carpet covered floors to the majority of the accommodation, a disabled passenger lift and amenities at first floor level.

The second floor/attic conversion has two meeting rooms and a comms room.

The ground floor is let to HSKS Greenhalgh Ltd (part of the Dains Group of Companies).

Vehicular access to the site is both from Church Street, via double, steel, palisade gates and a similar gate and access from The Maltings car park. There are two car parking spaces on site and extensive public parking facilities adjacent.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor: **234.97m² / 2,528 sq ft - LET**

First Floor: **261.96m² / 2,818 sq ft**

Second Floor/

Attic Conversion: **54.44m² / 585 sq ft**

Total (net internal): 551.37m² / 5,932 sq ft

Services

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

Rates

The premises have the following Rateable Values:

First Floor: To be assessed

Second Floor: £4,950

Interested parties are advised to make their own enquiries of East Staffordshire Borough Council.

Energy Performance Certificate

The property has an energy performance rating of Band B.

A copy of the energy performance certificate is available upon request.



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**DEALS
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Terms

Freehold

£750,000 for the freehold interest subject to the existing lease to HSKS Greenhalgh Ltd.

The lease to HSKS Greenhalgh Ltd is for a term of ten years at a rent of £32,000 per annum exclusive plus VAT and which is subject to an upward only rent review at the end of the fifth year and also a tenant only break clause at the same point.

A copy of the lease is available to parties who are interested in purchasing the building.

Lease of the First and Second Floor

This accommodation is available on a full repairing and insuring basis for a flexible term at a rent of £34,000 per annum exclusive which is to be payable quarterly in advance by standing order / direct debit.

The rent will be subject to upward only review at three yearly intervals.

Value Added Tax

The sale price and rent are subject to value added tax.

Service Charge

The Tenant will be responsible for 57% of the total cost of the maintenance and repair of the communal areas in terms of the car park, entrance gates, landscaping and so forth.

Rent Deposit Agreement

In the event of a letting the Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

In the event of a letting the Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

In respect of either transaction each party are to be responsible for their own legal costs.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing

Strictly by prior appointment with the sole agents: -

Salloway:

Tel: 01283 500030

Email: burton@salloway.com

5115/11-36
522042



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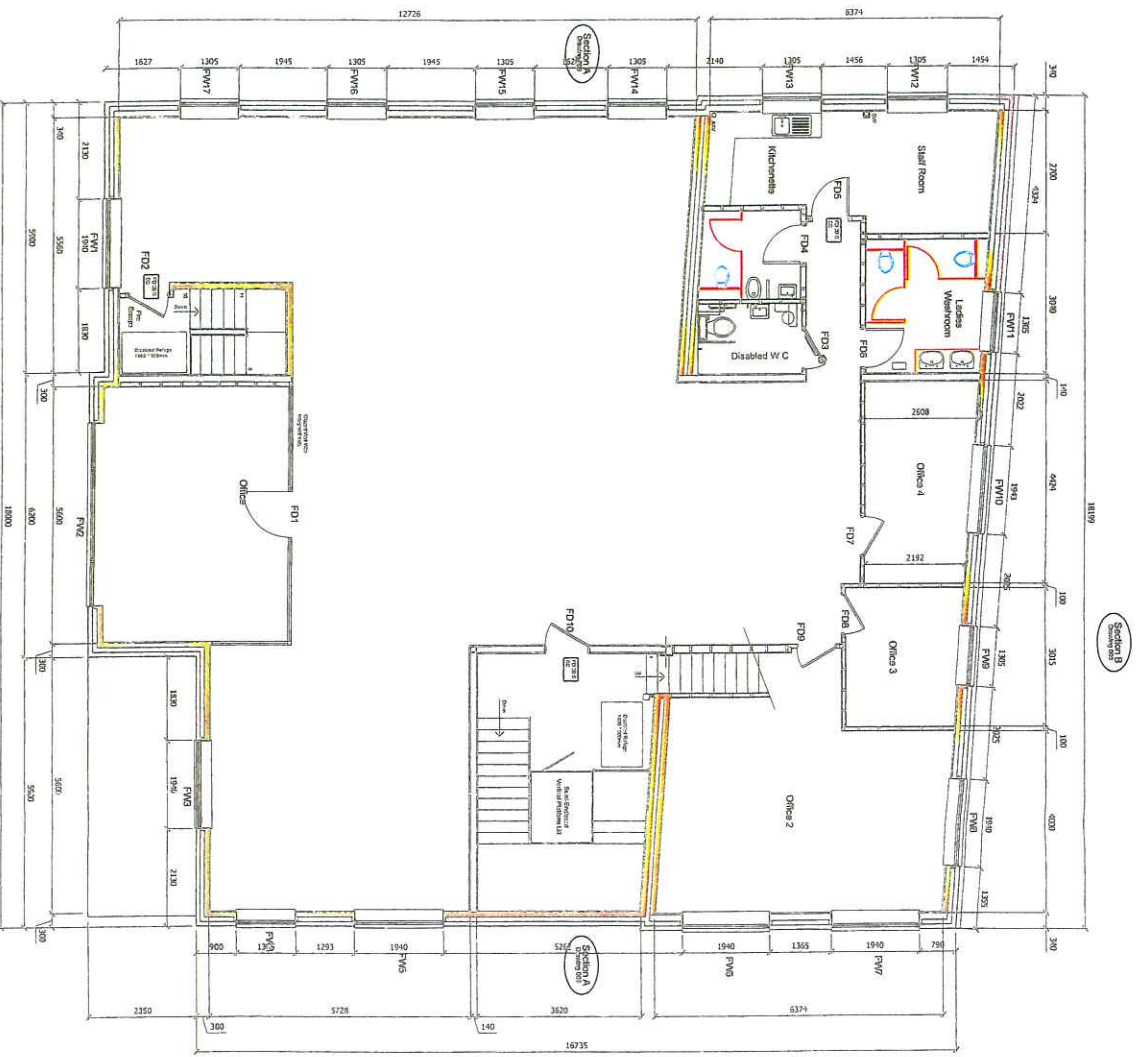
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RICS



**DEALS
WINNER**



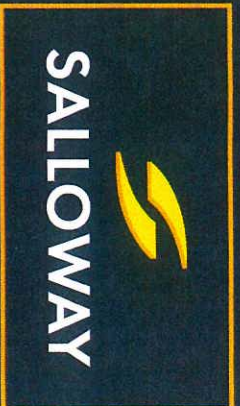
First Floor Plan Scale: 1:50

Section B
 Drawing 001

- Main Circulation Path
- Access to Disabled WC
- Access to Disabled WC

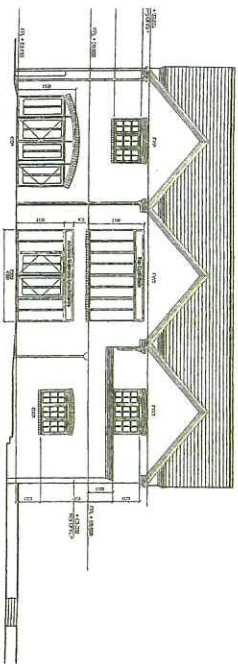
INDICATIVE FIRST FLOOR PLAN

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

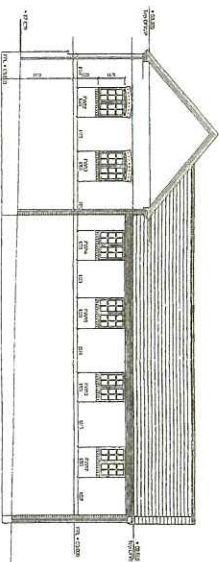


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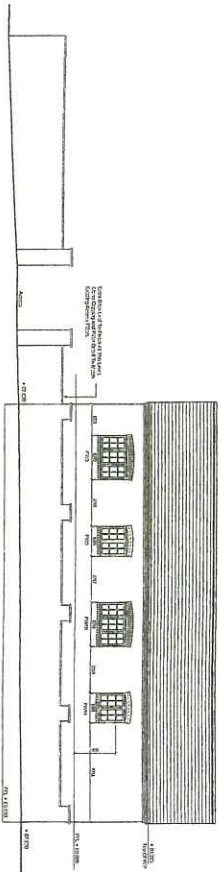




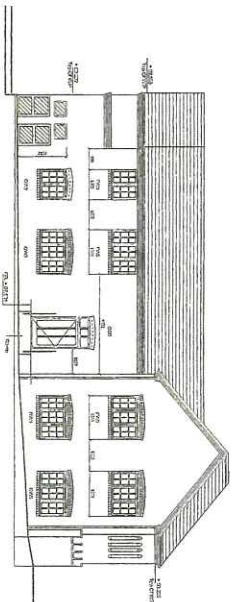
South Elevation Scale 1:100



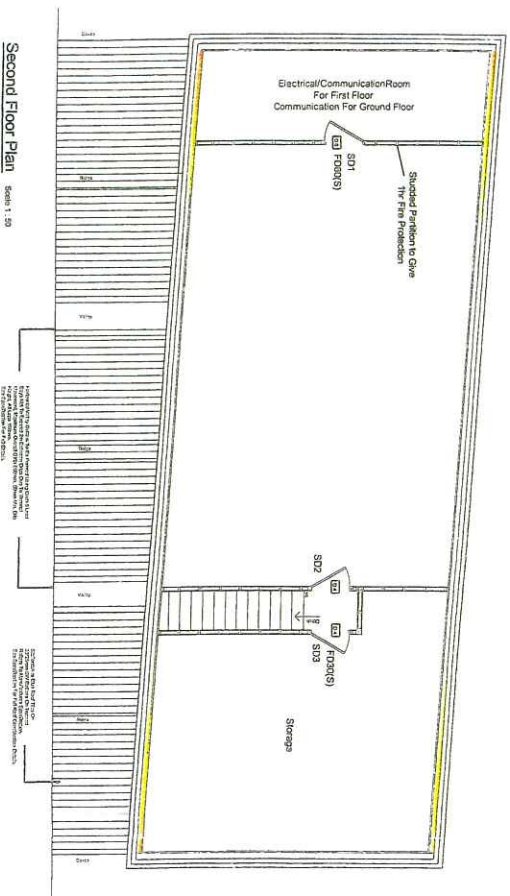
West Elevation Scale 1:100



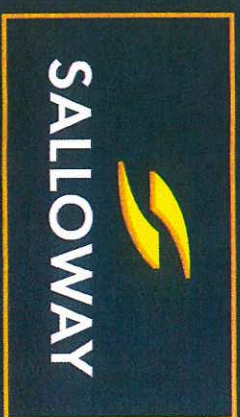
North Elevation Scale 1:100



East Elevation Scale 1:100

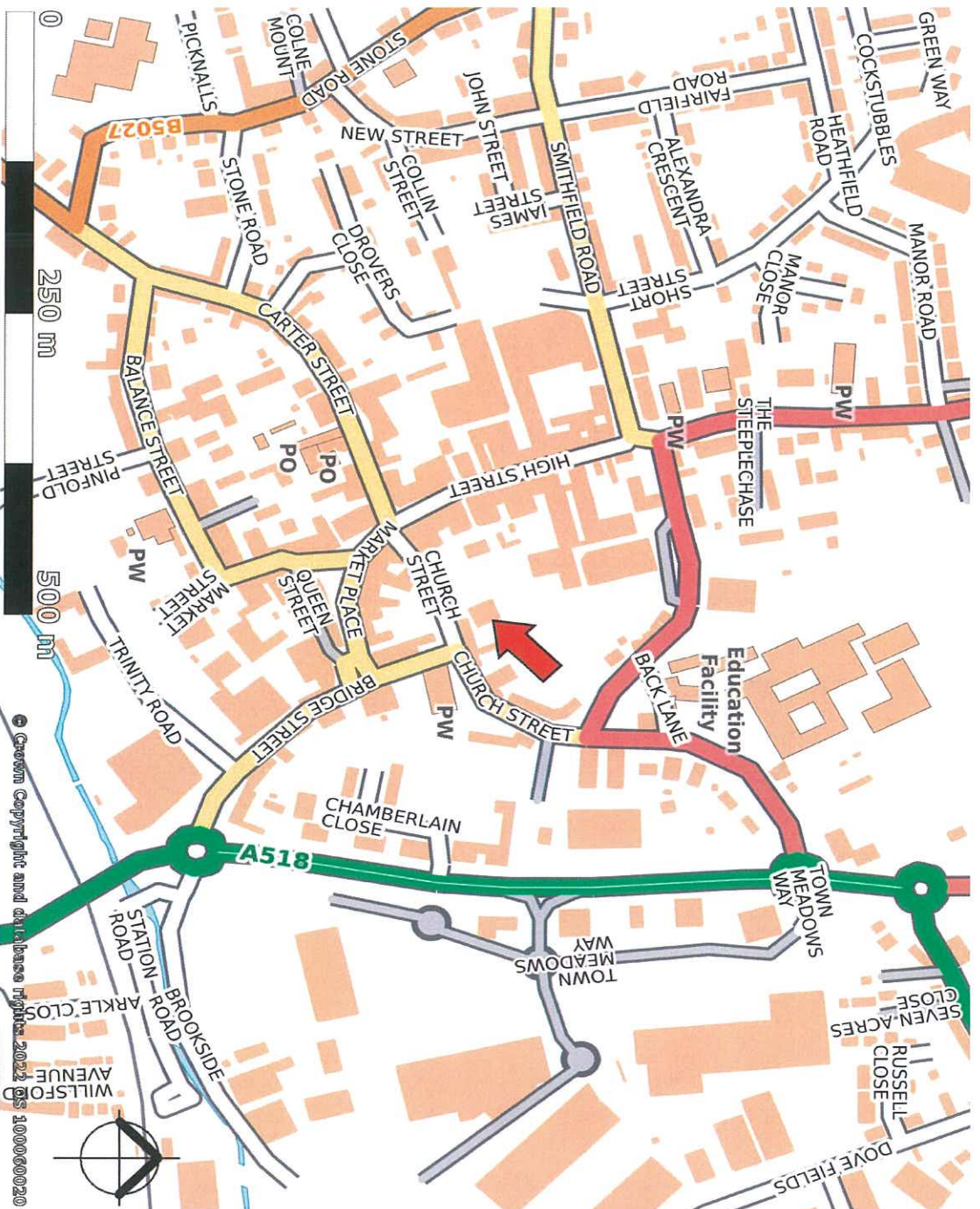


INDICATIVE SECOND FLOOR PLAN
NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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