



CARTERS SQUARE

UTTOXETER

ST14 7FN

Total Development
74,316 sq.ft
(6,904 sq.m)



- Historic market town
- Service yard to rear

Tenants include:



SHEET ANCHOR EVOLVE

part of M²Core

020
7228
6508

sheetanchorevolve.com





CARTERS SQUARE

UTTOXETER

ST14 7FN

Uttoxeter is a market town in Staffordshire located 14 miles north-east of Stafford 32 miles north of Birmingham. The town benefits from a strong manufacturing employment base with larger employers including JCB and Fox's Biscuits and a strong tourist trade with its famous racecourse and in close proximity to Alton Towers and the Peak District National Park.

Carters Square Shopping Centre is situated in the heart of the town centre, providing Uttoxeter's prime retailing centre anchored by Asda and a 182 space car park.

The newly developed shopping centre, which totals 74,316 sq ft, comprises nine retail units, a medical centre, restaurant and three kiosks.

For details of any available "off-market" opportunities, please contact the Asset Manager.



Service yard and tenant car park to rear





CARTERS SQUARE

UTTOXETER

ST14 7FN

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place.

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

The properties benefits from a Class E Planning Consent which allows a wide range of uses - subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



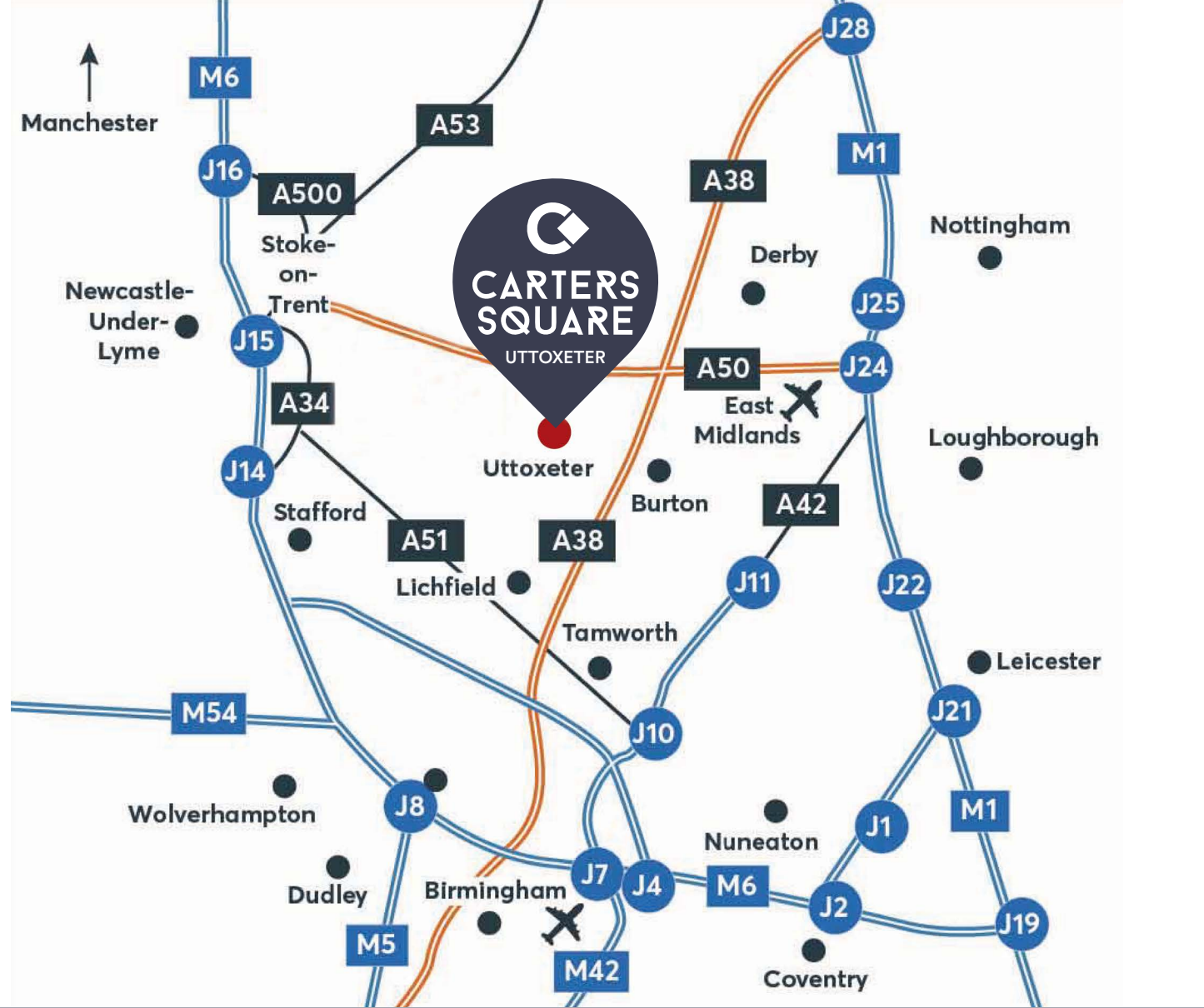


Uttoxeter is a market town and civil parish in the East Staffordshire borough of Staffordshire, England. It is near to the Derbyshire county border.

The town is 14 miles (23 km) from Burton upon Trent via the A50 and the A38, 14 miles (23 km) from Stafford via the A518, 16 miles (26 km) from Stoke-on-Trent via the A50, and 20 miles (32 km) from Derby via the A50 and the A38, and 11 miles (18 km) north-east of Rugeley via the A518 and the B5013.

The population was 14,014 at the 2021 Census

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



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies/. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

25-03-26 MAR26

Managed by

**SHEET ANCHOR
EVOLVE**

part of MⁱCore

**020
7228
6508**

sheetanchorevolve.com



Sam Cohen

M: 07787 392840

E: scohen@saevolve.com