

Lot 3

37/39 Market Place, Uttoxeter,
Staffordshire ST14 8HF

*Guide: £275,000+

Gross Yield 9.9%

Approx. 6 years unexpired to
Nottingham Building Society with no breaks



SITUATION

Located close to the junction with Market Street in the town centre, amongst such multiple retailers as **Boots, Greggs, Betfred, NatWest, WHSmith** and **William Hill** as well as a host of independent local traders.

Uttoxeter is a market town in Staffordshire which lies approx. 14 miles north-east of Stafford and 20 miles east of Derby.

PROPERTY

Comprising a **Ground Floor Banking Hall** with an extensive window frontage together with **Office/Ancillary Accommodation** on part first and part second floors. In addition, the property includes separate access to **2 Flats** planned on part first and part second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: There is a 6 week completion.



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£27,250 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Bude Nathan Iwanier

Tel: 020 8458 5656 Ref: Bernard Dubiner

Email: bd@bnllaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Banking Hall & Part First & Part Second Floors	<p>Ground Floor Banking Hall Gross Frontage 41'6" Area Approx. 1,558 sq ft</p> <p>Part First Floor Office/Ancillary Area Approx. 492 sq ft</p> <p>Part Second Floor Office/Ancillary Area Approx. 492 sq ft</p> <p>Total Area Approx. 2,542 sq ft</p>	<p>Nottingham Building Society (In the past 6 years the Nottingham's branch network has more than doubled to 67 branches – visit www.thenottingham.com)</p>	10 years from 1st March 2017	£27,250 (see Note 2)	<p>FRI</p> <p>Rent Review 2022 Note 2: The tenant's March 2022 break clause has just been removed in lieu of a 6 month rent free period expiring on 11th September 2021. Therefore, the Vendor will top up this rent shortfall on completion.</p> <p>Note 3: The tenant has made a request to the Freeholder to paint the exterior woodwork in their corporate colour.</p>
Flat 1, 37 Market Place & Flat 2, 37 Market Place (Part First & Part Second Floors)	2 Flats – Not inspected		Each 999 years from April 2021	Peppercorn	Each FRI
				Total: £27,250	

¹Not inspected by Barnett Ross. Areas provided by Vendor.