

743

RETAIL UNIT

743 sq.ft (69 sq.m)

- Roadside location
- Suitable for a range of uses (Subject to Planning)
- Close to A50 Dual Carriageway



**731, Uttoxeter Road, Meir, Stoke-on-Trent, Staffordshire
ST3 5PD**



01782 275 860
www.harrislamb.com



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DESCRIPTION

The unit comprises;

- Ground floor retail space
- Glazed frontage
- Security shutters
- Kitchen and toilet facilities
- Suspended ceilings with fluorescent lights
- Tiled floor
- Rear loading access and communal parking

AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	743	69

LOCATION - ST3 5PD

The premises are located on Uttoxeter Road in a parade of retail units in Meir town centre in Stoke on Trent. Uttoxeter Road runs alongside the A50 dual carriageway providing links to Derby to the East and the remaining towns of Stoke on Trent and Newcastle under Lyme to the West via A500. The A500 also provides links to the M6 Motorway with junction 15 approx. 6 miles from the property.

Adjoining occupiers include Douglas Macmillan Hospice and Post Office.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

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.



VIEWING

Strictly via prior appointment with the appointed agents:



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