



# CARTERS SQUARE

UTTOXETER

ST14 7FN

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



- Historic market town
- Service yard to rear

Tenants include:



**EVOLVE.**  
part of M<sup>1</sup>Core

**0207  
228 6508**

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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





SMITHFIELD ROAD

7 SERGEANT TAKE AWAY  
5 LAUN  
3 HAIRLINE  
1 TARGET DOORS&WIN  
SMITHFIELD HOTEL PH MARSTON'S  
COFFEE SHOP  
VACANT  
INSTORE FURNITURE  
SUGAR HUT  
ICE CREAM PARLOUR

DWELLINGS  
RUBY CHINESE TAKE AWAY  
COD'S CORNER FISH & CHIPS

VACANT  
VACANT  
VACANT  
VAC REST  
VACANT  
THE MALT  
UNDAINT  
UNDAINT  
UNDAINT

SERVICE YARD  
ASDA SUPERMARKET  
BARGAIN WORLD UTTOXETER  
PET SH  
SHOE REP

HIGH STREET

42 VACANT  
40 VACANT  
38 CO-OPERATIVE TRAVEL  
36 MAX SPIELMANN FILM DEVELOPING  
34 OFFICE  
32 SAVERS HEALTH & BEAUTY  
28-30 M&CO CLOTHING  
26 BRITISH RED CROSS CHARITY SHOP  
24 HAPPY NAILS BEAUTY SALON  
22 CHARITY SHOP  
20 WHSMITH NEWSAGENT & BOOKS

CARTERS PHARMACY  
FRANK INNES ESTATE AGENT  
FUELED CAFE  
HOME BARGAINS  
HOUSEHOLD GOODS  
ST GILES HOSPICE  
FRESH PRODUCE GREENPOCKER  
COUNCIL OFFICES  
THE BOX & BEYOND WORK/WR  
BAGSHAW'S RESIDENTIAL ESTATE AGENT  
BARCLAYS BANK  
SADDLERS CAFE 1-3  
ANNETTA ROSS LADIES WEAR  
MINI SALON HAIRDRESSING  
SADDLERS YARD  
VACANT  
KHANPHONE WAREHOUSE TELEPHONES  
SPECSAVERS OPTICIAN & HEARING AIDS  
BAR  
BETFRED

(200) (ESTIMATED)

LOADING AREA



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## 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.





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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

<b>Miles:</b>	0.5 miles from Uttoxeter Racecourse 14 miles north-east of Stafford 32 miles north of Birmingham
<b>Roads:</b>	A518, A50, A515, M6 (Junction 14)
<b>Rail:</b>	Uttoxeter Railway Station
<b>Air:</b>	Birmingham International Airport, East Midlands Airport



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Managed by

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part of MCore

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