

# GADSBY NICHOLS



21 Bridge Street, Uttoxeter, Staffordshire, ST14 8AR

Refurbishment/redevelopment opportunity within Uttoxeter town centre.

Comprising retail unit with upper floors.

Previously used as a barbers shop, with the upper floors vacant.

To be sold by way of public auction

**GUIDE PRICE £60,000**

(plus fees)

**Gadsby Nichols**

Suite 18 Kings Chambers  
Queen Street, Derby, DE1 3DS

**Residential**

01332 296396

[enquiries@gadsbynichols.co.uk](mailto:enquiries@gadsbynichols.co.uk)

**Commercial**

01332 290390

[commercial@gadsbynichols.co.uk](mailto:commercial@gadsbynichols.co.uk)



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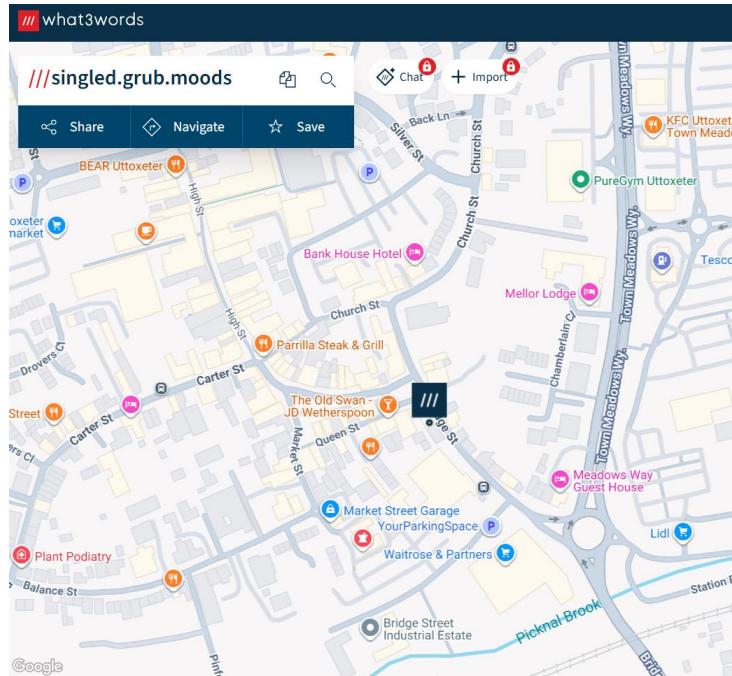


[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)

# 21 Bridge Street, Uttoxeter, Staffordshire, ST14 8AR

## LOCATION

The property is situated off Bridge Street, close to the junction with Market Street, within Uttoxeter town centre.



## DESCRIPTION

Mid-terraced property, planned over three floors, of brick construction with stone headers and sills to the windows, under a pitched tileclad roof. The ground floor was the barbers shop and comprises trading area to the front with timber-framed display window. To the rear is a lobby with stairs off to the first floor, a kitchen, and access through to a rear yard, which incorporates an outside WC. The first floor is not self-contained, and has been unoccupied for a considerable period of time, comprising kitchen, WC, and sitting room. To the second floor is a bathroom, and bedroom. There is a cellar (not inspected and currently inaccessible), the buyer would need to create their own access should they wish to utilise this area. Externally there is a shared yard with a secondary access to Queen Street.

## FLOOR AREAS

The property has a GIA of 766 sq. ft. / 74.2 sqm or thereabouts.

## SERVICES

The property is believed to have mains electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

## PLANNING

The ground floor falls within Use Class E as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property falls within a conservation area.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D100, valid until 14<sup>th</sup> December 2035.

## VALUE ADDED TAX (VAT)

We understand that VAT is not elected on the property, and therefore, no VAT will not be payable on the purchase price.

## TENURE

Freehold, with vacant possession provided upon completion.

## METHOD OF SALE

By way of public auction through Messrs. SDL Auctions on Thursday 26<sup>th</sup> February 2026, with a guide price of £60,000 (sixty thousand pounds), plus fees.

## VIEWINGS

Strictly by prior appointment with the joint sole agents: -  
Gadsby Nicholls

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

## SDL

Tel: 0115 958 8702

Email: [enquiries@sdluctions.co.uk](mailto:enquiries@sdluctions.co.uk)

# 21 Bridge Street, Uttoxeter, Staffordshire, ST14 8AR

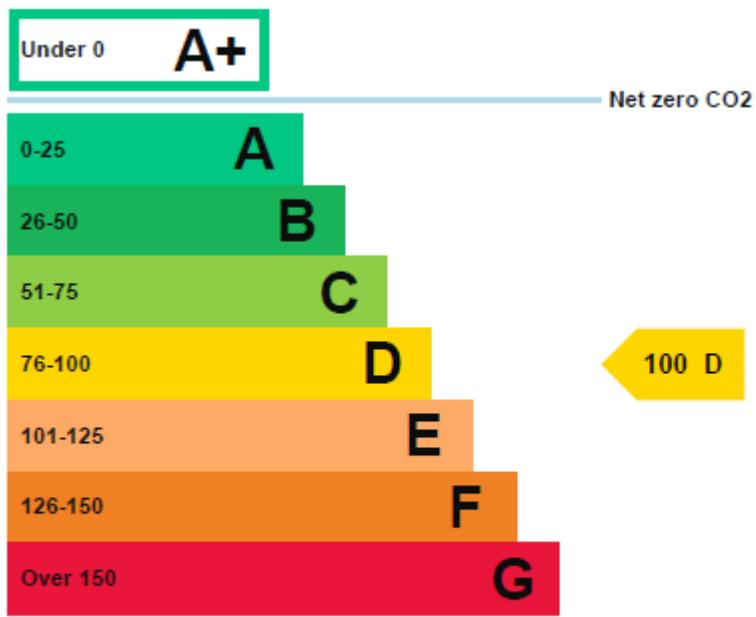
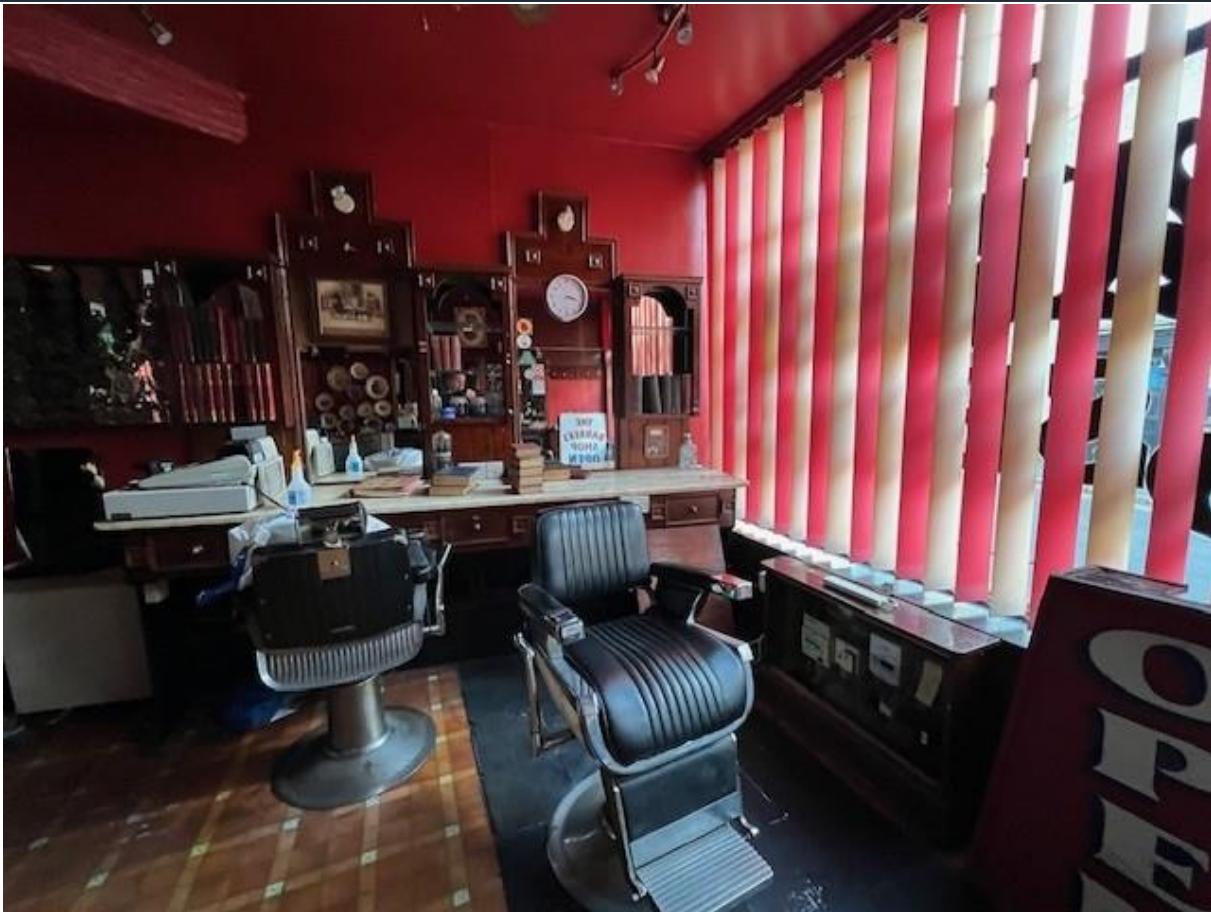
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In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



# 21 Bridge Street, Uttoxeter, Staffordshire, ST14 8AR



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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