



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

Commercial

01332 290390
commercial@gadsbynichols.co.uk



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2023

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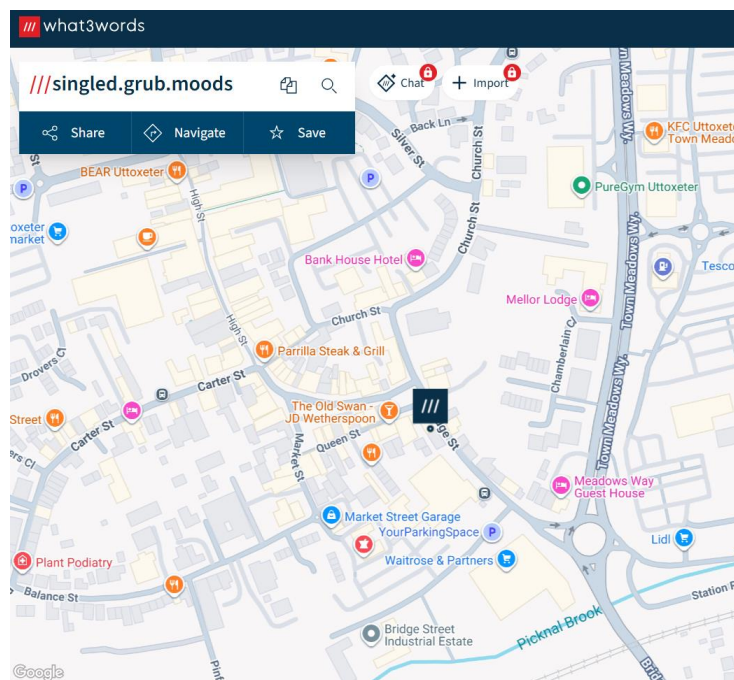


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LOCATION

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 14th 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 26th 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 Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SDL

Tel: 0115 958 8702

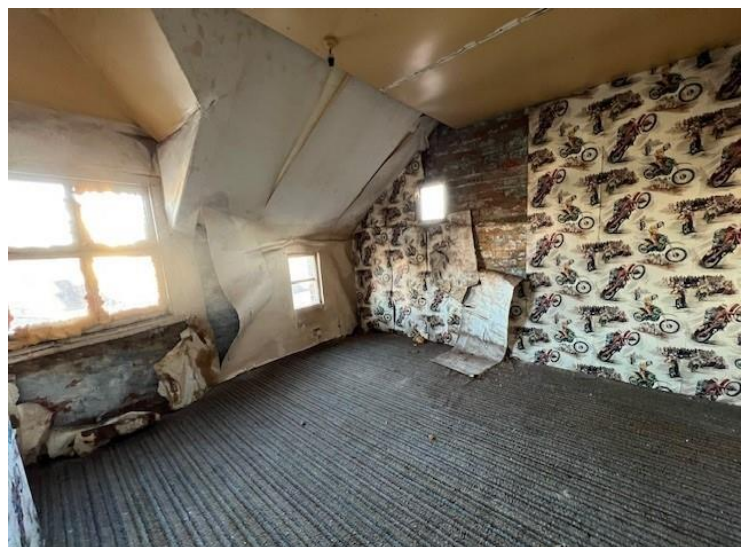
Email: enquiries@sdlauctions.co.uk

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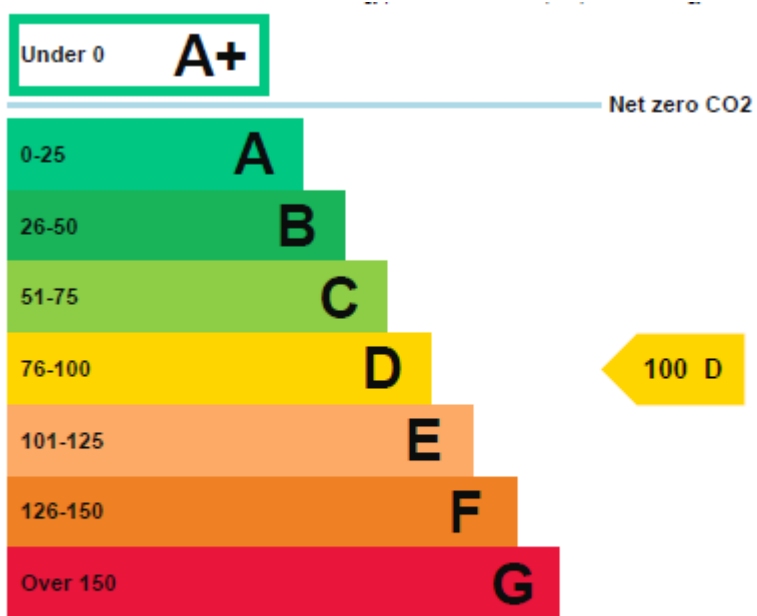
OUR ANTI-MONEY LAUNDERING (AML) POLICY

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



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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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