



## 32A Bridge Street , Utttoxeter, ST14 8AP

Mixed-Use Freehold Property with Excellent Investment Potential – Vacant on Completion

This substantial mixed-use freehold property presents an exceptional opportunity for investors or owner-occupiers, offering versatile commercial and residential accommodation in a highly sought-after location. Positioned within walking distance of Utttoxeter town centre, opposite Waitrose, the building enjoys a prominent double-fronted presence on a busy thoroughfare.

With its attractive commercial frontage, generous footprint, and well-laid-out duplex apartment above, this versatile property offers an outstanding mixed-use investment. Available with vacant possession on completion, the property is ready for immediate occupation, redevelopment, or addition to an investment portfolio.

Viewing by appointment only.

**£175,000**

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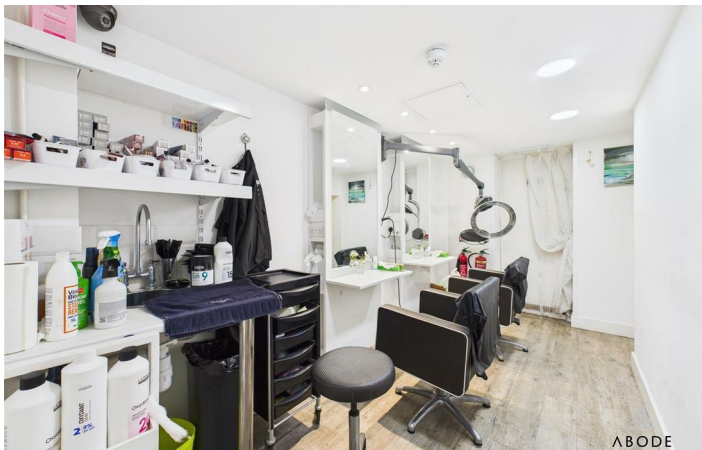


Commercial Unit (Ground Floor)

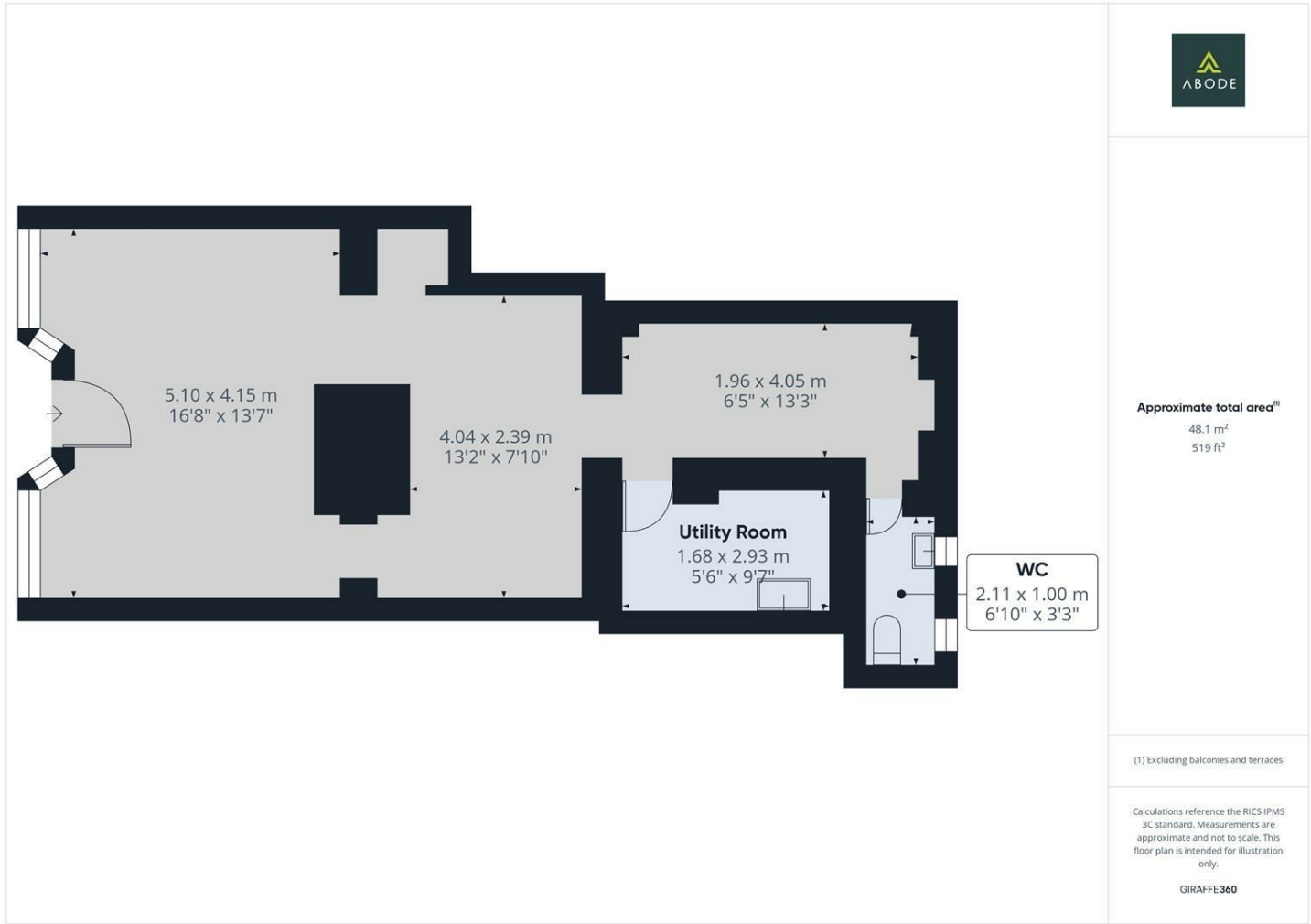
Residential Unit (First and Second  
Floors)



Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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