



## 5 Market Place , Uttoxeter, ST14 8HN

This unique mixed-use property spans approximately 250 square meters over three floors, offering a blend of commercial and residential spaces, ideal for investors or those looking to operate a business while residing on-site. The property does require renovation works throughout, but carries an abundance of potential. Cash buyers are preferred.

The shop front benefits significantly from its prime Market Place location in Uttoxeter, a bustling area that attracts high foot traffic, making it an ideal spot for a retail business. This central position increases visibility and accessibility, drawing in both local customers and visitors.

Additionally, the presence of on-street parking directly in front of the shop is a major advantage. It allows for convenient unloading and deliveries, ensuring smooth business operations and enhancing the shopping experience for customers who can easily access the shop.

The property's four residential units further enhance its value by providing a steady stream of rental income. These units cater to a range of tenants, from singles to small families, ensuring high occupancy rates. Combined with the commercial rent from the shop, the property offers substantial potential for generating a strong per annum income.

**£350,000**

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, Uttoxeter, ST14 8HN



Ground Floor:

Shop

First Floor:

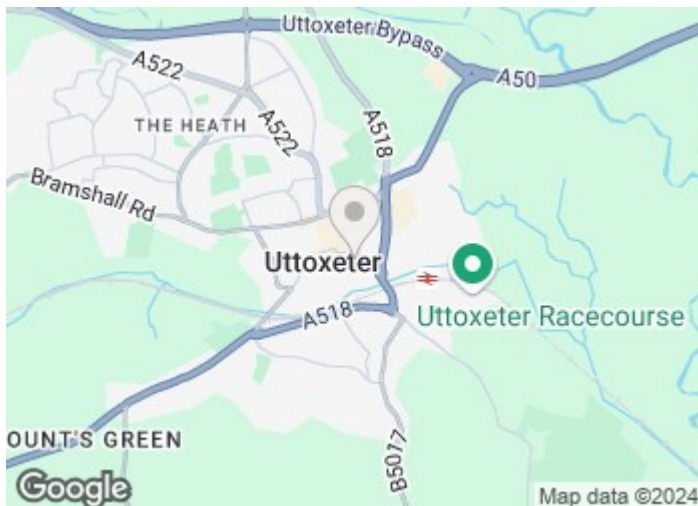
Unit 1

Unit 2

Second Floor:

Unit 3

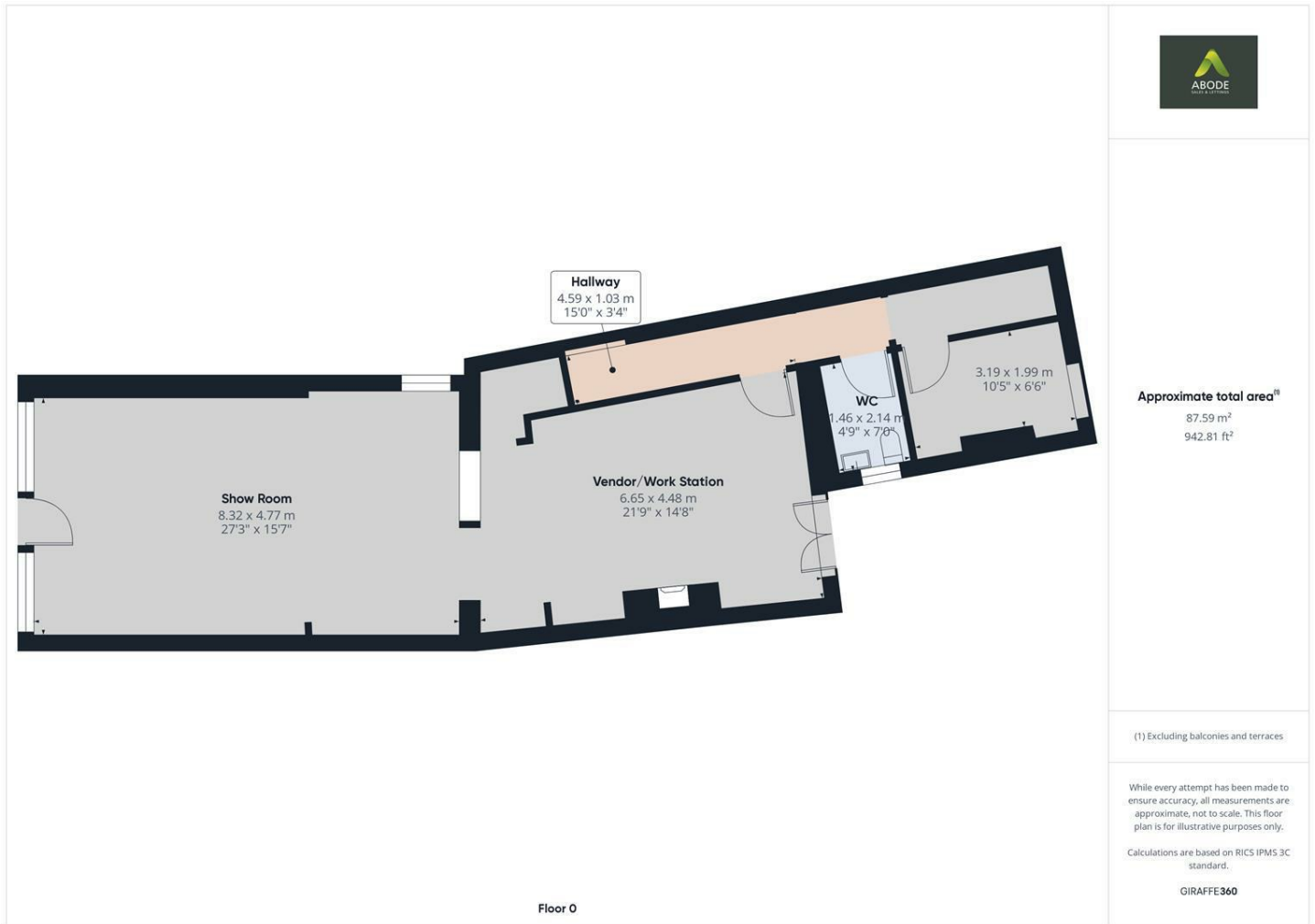
Unit 4



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	