





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 Uttoxeter 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.



Commercial Unit (Ground Floor)

The spacious ground-floor commercial premises extends to approximately 519 sq ft and benefits from a highly visible double-fronted shopfront, ideal for a range of retail, service or office uses (subject to permissions). The unit includes a generous open trading area, a kitchen, and a WC, offering an excellent basis for strong rental income and long-term return.

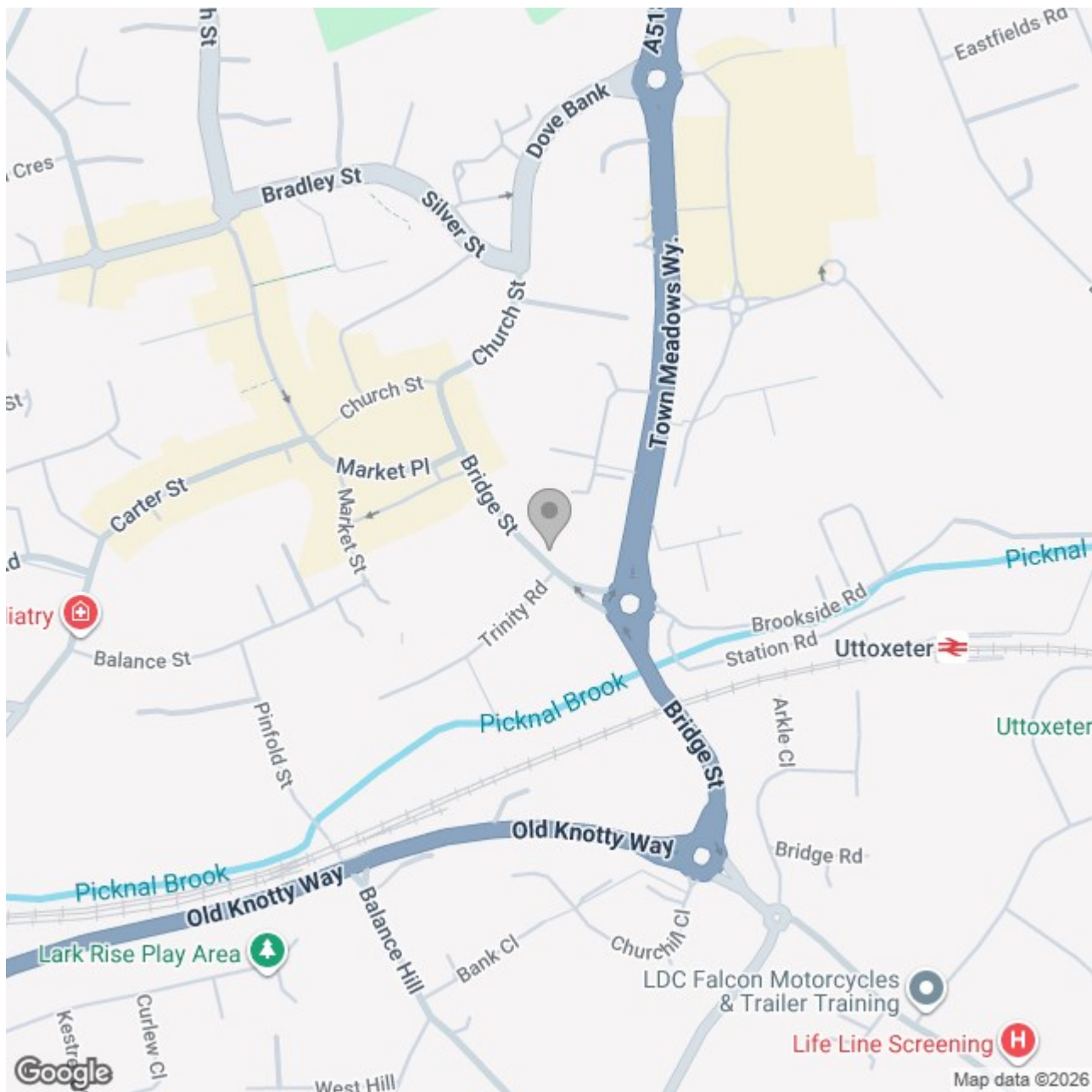
Residential Unit (First and Second Floors)

The upper floors comprise a well-proportioned two-bedroom duplex apartment, currently vacant and offering immediate lettings potential. The accommodation includes a fitted kitchen, spacious living room, internal hallway with stairs rising to the upper level, two good-sized double bedrooms, and a modern bathroom with a three-piece suite. Its town-centre proximity ensures strong tenant appeal and convenient access to local amenities, shops, schools, and transport links.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 