

# butters john bee <sup>bjb</sup> commercial



10 High Street, Uttoxeter, ST14 7HT

Asking Price £235,000

1592.00 sq ft



# 10 High Street, Uttoxeter, ST14 7HT

## Description

A three storey prime retail premises situated on Uttoxeter High Street with double display windows and central entrance door to the front leading into the retail/seating area with ancillary space immediately behind. The building is a period property having had a later two storey extension added within the last twenty years to the rear. Currently trading as Greggs, the property would lend itself to a similar use or a Coffee House, Cafe etc. Benefitting from excellent footfall being adjacent to Boots and having a parking space to the rear, together with rear access.

## Location

The property is situated on the High Street in Uttoxeter with nearby retailers including Boots, TG Jones (previously WHSmith), Spec Savers and BetFred. Immediately behind the building is a public pay and display car park making it convenient for those visiting in the car.

Uttoxeter is a market town in the East Staffordshire borough of Staffordshire, near to the Derbyshire county border. The town is 14 miles from Burton upon Trent via the A50 and the A38, 14 miles from Stafford via the A518, 16 miles from Stoke-on-Trent via the A50, and 20 miles from Derby via the A50 and the A38

The population was recorded as being 14,014 in 2021.

## Accommodation

### GROUND FLOOR

Sales Area: 586 Sq ft (54.4 Sq m)

Ancillary: 205 Sq ft (19.0 Sq m)

Office: 84 Sq ft (7.8 Sq m)

### FIRST FLOOR

Staff Room/Kitchen: 192 Sq ft (17.8 Sq m)

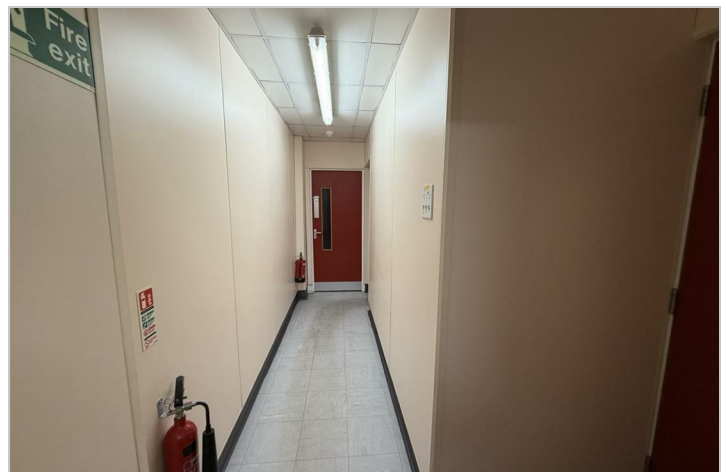
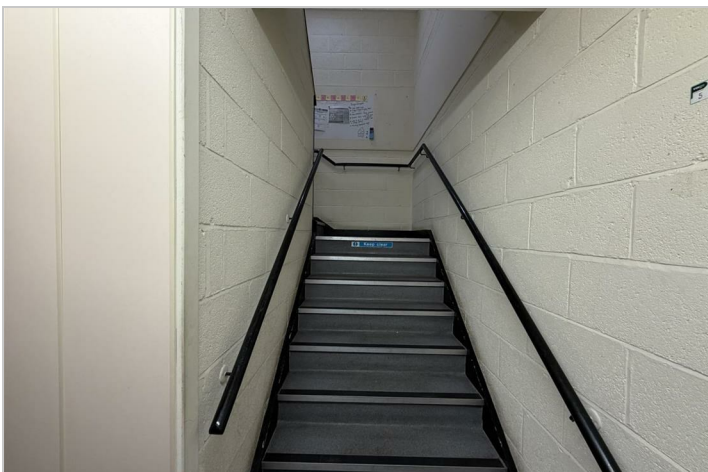
Stores: 389 Sq ft (36.2 Sq m)

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### SECOND FLOOR

Stores: 136 Sq ft (12.6 Sq m)

TOTAL NIA: 1592 Sq ft (14.79 Sq m)



## Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

## Rating

The VOA website advises the rateable value for 2026 is £17,000. The standard non-domestic business rates multiplier is 55.5p. The small business multiplier is 49.9p up to a rateable value of £50,999. Small Business may benefit for up to 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.

## Tenure - Freehold

Freehold with vacant possession.

## EPC

Energy Performance Certificate number and rating is B (33)

## VAT

VAT is applicable to this property.

## Proof of Identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee.

## Legal Costs - Sale

Each party is responsible for their own legal costs in respect of the sale of this premises.

## Viewing

Strictly by appointment via bjb commercial, Suite 1, Albion House, No.2 Etruria Office Village, Forge Lane, Festival Park, Stoke-on-Trent, ST1 5RQ

Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.



Road Map



Hybrid Map



Terrain Map



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