FOR SALE

MIXED INVESTMENT OPPORTUNITY

29 & 33 HIGH STREET, UTTOXETER, ST14 7HN

mounsey
CHARTERED SURVEYORS

Contact Rob Stevenson: rob@mounseysurveyors.co.uk

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MIXED INVESTMENT

29 & 33 HIGH STREET,
UTTOXETER, ST14 7HN

LOCATION

29 & 33 High Street occupy a prime position on Uttoxeter's main retail thoroughfare, providing excellent visibility and strong footfall within the town centre. Uttoxeter is a well-established market town in East Staffordshire, serving a wide local and rural catchment, and benefits from a mix of national and independent retailers, professional services, and leisure operators.

The properties are conveniently located close to key amenities, including shops, cafés, banks, and public car parks, enhancing accessibility for tenants and customers alike. Uttoxeter Railway Station is within easy reach, offering direct connections to Derby, Stoke-on-Trent, and Crewe, while the nearby A50 dual carriageway provides efficient links to the M1, M6, and the wider Midlands region.

This central High Street location presents an attractive proposition for investors, offering a well-located, high-profile asset with strong rental and long-term investment potential.

DESCRIPTION

29 & 33 High Street represent a substantial mixed-use investment opportunity in the heart of Uttoxeter town centre. The properties comprise two ground floor retail units fronting High Street, together with an additional retail unit accessed from the rear via a service yard off Smithfield Road, providing flexible commercial space with excellent visibility and customer accessibility.

Above the retail units are six self-contained flats, each independently accessed and offering well-proportioned accommodation. The combined commercial and residential configuration provides a diversified and stable income stream, with the property currently generating a total income of **£85,940 per annum**.

The properties benefit from a central High Street location, close to key local amenities, and the rear service yard enhances operational convenience for the retail units. This well-located, mixed-use asset represents a compelling investment opportunity with strong long-term rental potential.

Opposite the property is The Maltings Precinct, which has recently been acquired by the council for redevelopment to further improve the High Street.

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TENURE

The property is freehold subject to the existing commercial lease of the ground floor units and AST's of the flats.

A summary of the tenancies can be provided to Bonafide interested parties.

PRICE

£900,000, representing a Gross Initial Yield of 9.55% and Net Initial Yield of 9.07%, assuming purchaser's costs of 5.33%.

The vendor may consider a sale of either No.29 or No.33 at a price to be agreed, a schedule of accommodation is shown on the table.

VAT not applicable.

RATING ASSESSMENT

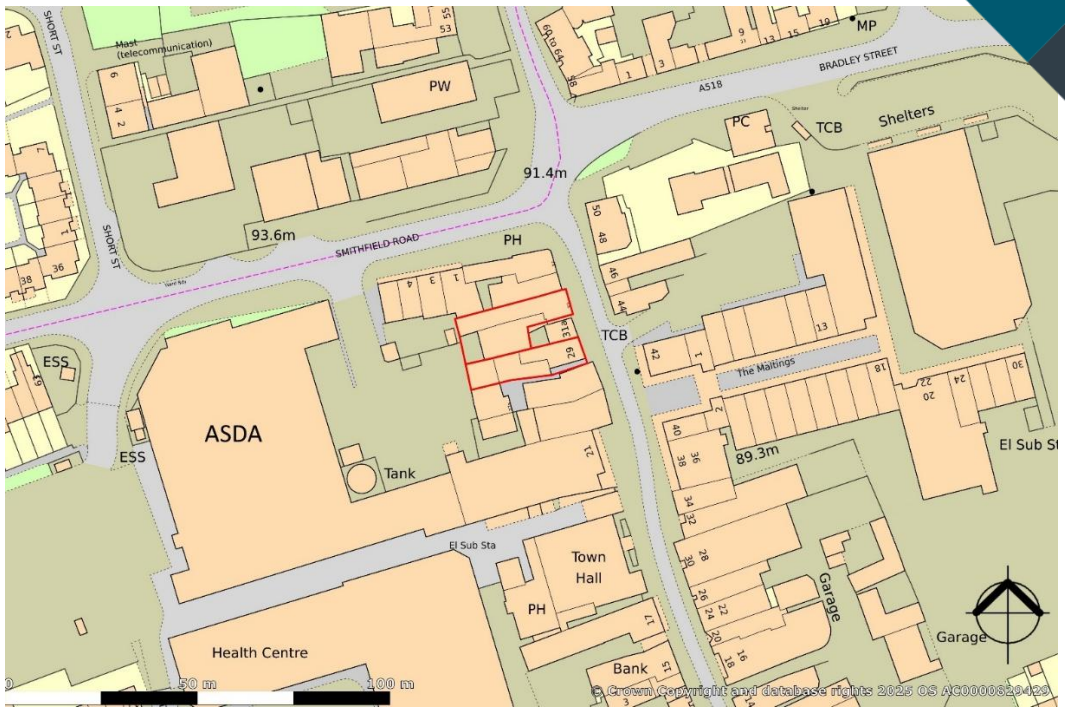
Interested parties are advised to make their own enquiries direct to the Local Rating Authority.

SERVICES

All main services are believed to be available, with each unit and flat having their own services, not been tested by the agents. Interested parties are advised to make their own investigations to satisfy themselves of their suitability.

PLANNING

Interested parties are advised to make their enquiries of the Local Planning Authority.



Area	Tenant	Size Sqft (commercial NIA & Residential GIA)
29 High Street (Ground floor)	Individual t/a Hannah Love	1044
29a High Street (1st floor residential)	Private Tenant	775
29b High Street (1st floor residential)	Private Tenant	490
29c High Street (1st floor residential)	Private Tenant	678
29d High Street (Rear Ground floor)	Individual t/a Dirty Dogs	605
33 High Street (Ground floor)	Bear Coffee Company Limited	2005
33a High Street (1st floor residential)	Private Tenant	333
33b High Street (1st floor residential)	Private Tenant	354
33c High Street (1st floor residential)	Private Tenant	778
Total		**7062**

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LEGAL COSTS

Each party to cover their own legal costs on a sale of the property.

EPC

Available upon request.

VAT

All prices are quoted exclusive of VAT which we understand is not applicable.

CONTACT

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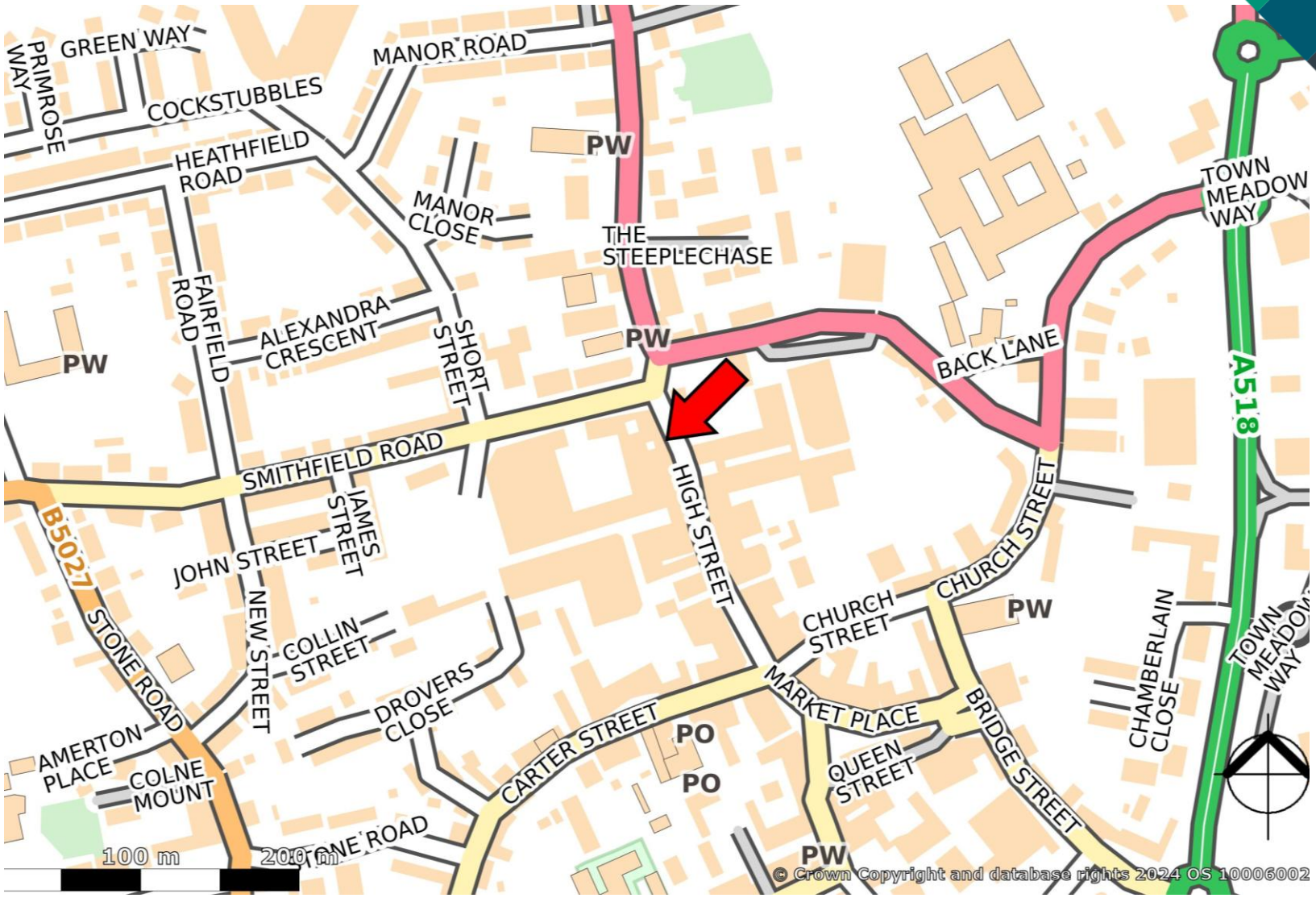

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Mounsey Chartered Surveyors is a property consultancy recognised for providing high quality, professional advice to a wide-ranging client base throughout Stoke-on-Trent, Staffordshire and South Cheshire.

Specialising in commercial property advice incorporating a residential survey and valuation service, we work closely with each of our clients to provide a tailored approach.

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Quality advice and a high standard of service is the cornerstone to our business, covering all aspects of commercial property sales and lettings.

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The benefits of good quality advice, whether to a landlord or tenant, is not to be underestimated. We offer professional and practical advice in landlord and tenant negotiations.

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Adopting an integrated approach to remove the day to day effort in management whilst adding value to our client's properties and portfolios.

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