







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.

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.





## Ground Floor:

### Shop

**Retail Space:** The ground floor features a prominent retail unit with 87 square meters of space, perfectly suited for a variety of businesses. The front area is dedicated to a goods display, creating an inviting environment for customers. Towards the rear, there is a vendor area, allowing for efficient management of transactions and customer interactions. Access leads to a cellar on the lowest floor.

**Storage and Facilities:** The rear of the shop includes a storage room, providing ample space for inventory or back-of-house operations. Adjacent to this area is a WC, offering convenience for staff and visitors alike.

## First Floor:

### Unit 1

Accessed via an external entry, the first floor houses two residential units. The first unit comprises a kitchen, lounge/diner, and a bedroom, making it a cozy and functional living space. Notably, the bathroom facilities for this unit are separate and located within the communal entry area of the first floor. This bathroom currently features a WC and sink unit only, as the bath has been removed.

### Unit 2

The second unit on this floor offers a more expansive living arrangement, including a large living/dining space, a well-appointed kitchen, a bathroom, WC, and a bedroom. This unit is self-contained and provides a comfortable and practical home.



## Second Floor:

### Unit 3

A staircase from the first-floor landing leads to two additional units on the second floor. Unit 3 is situated at the front of the building, featuring a kitchen, lounge/diner, and bathroom. This unit enjoys a bright and airy atmosphere due to its positioning and layout.

### Unit 4

The fourth unit is the largest of the residential spaces, offering a spacious living/dining area, a modern kitchen, a







bathroom, WC, and a bedroom. This unit is in good condition and provides an excellent opportunity for a more luxurious living experience.





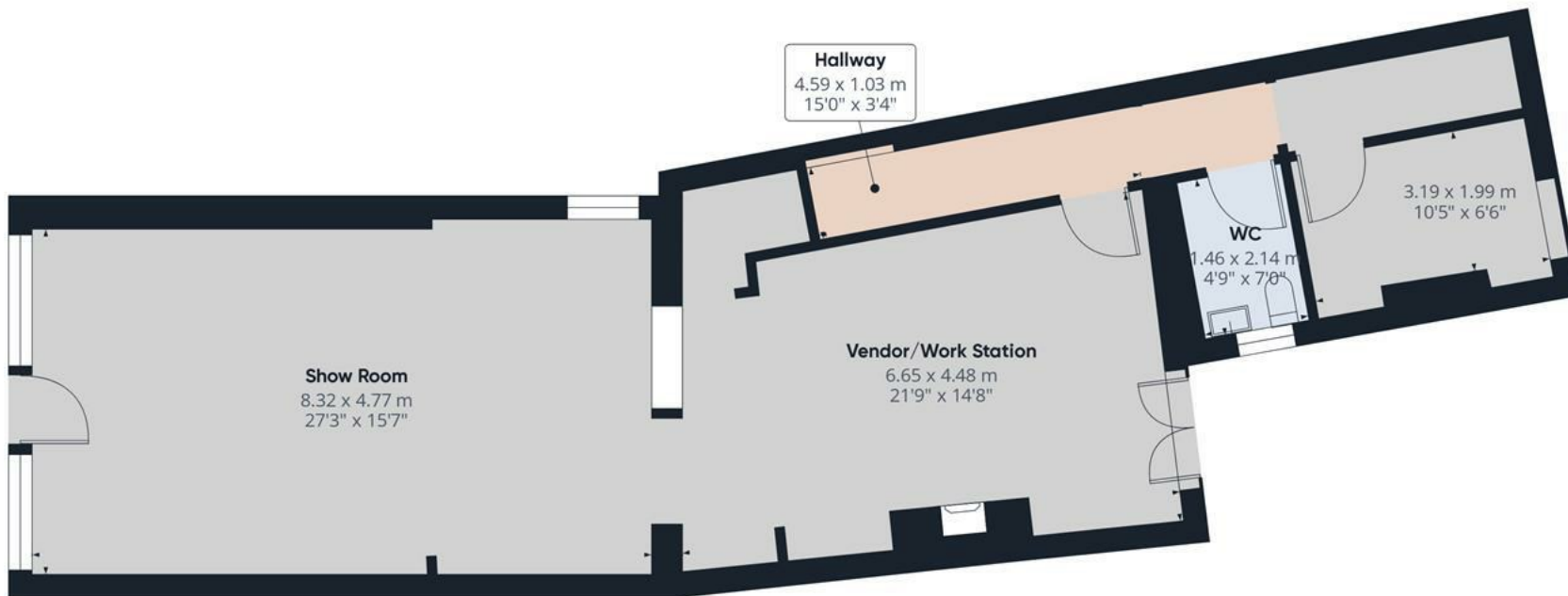












Approximate total area<sup>(1)</sup>

87.59 m<sup>2</sup>

942.81 ft<sup>2</sup>

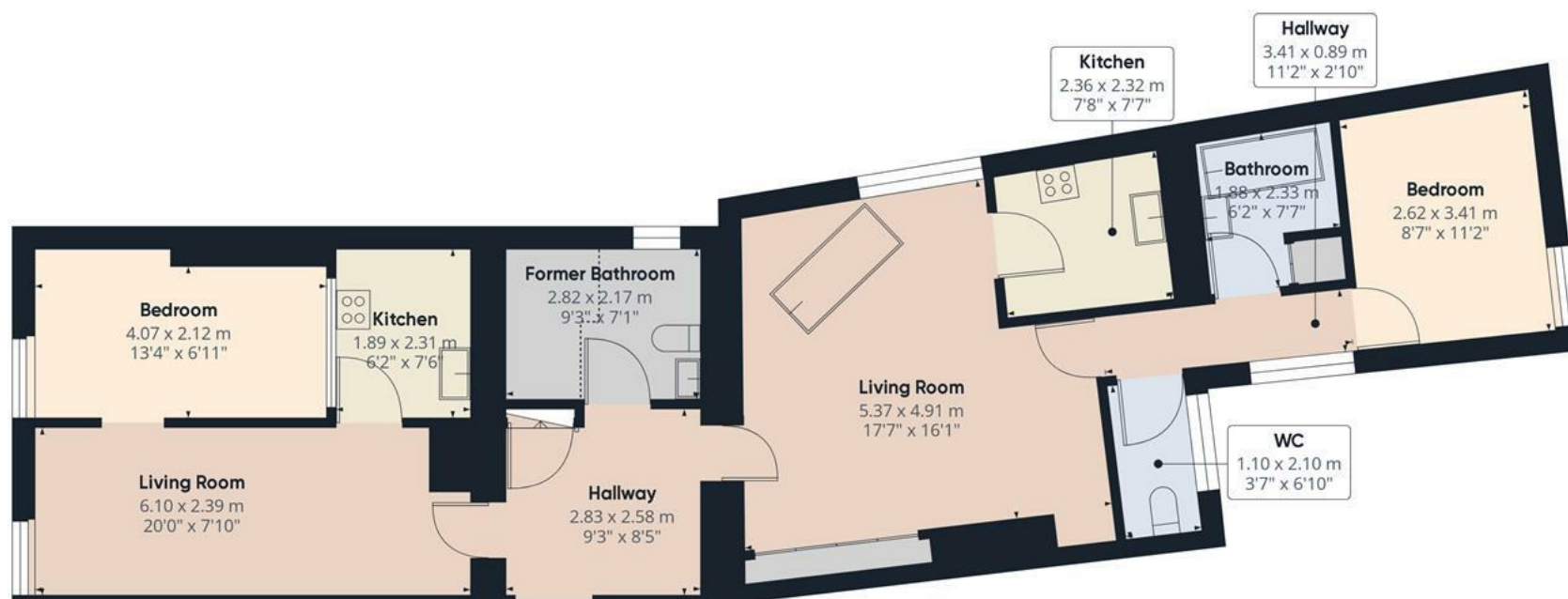
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

88.89 m<sup>2</sup>

956.8 ft<sup>2</sup>

**Reduced headroom**

2.57 m<sup>2</sup>

27.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

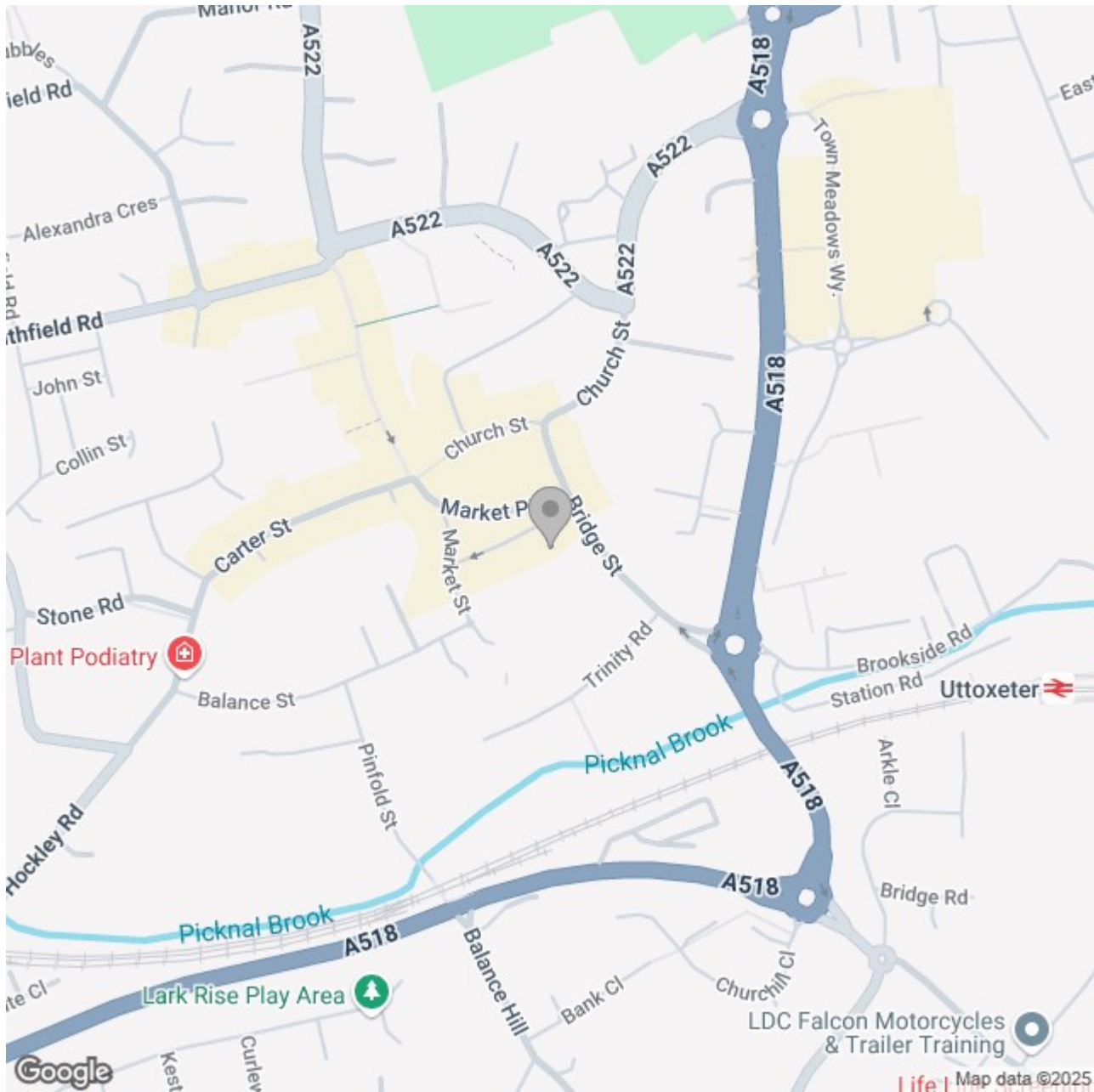
Reduced headroom  
..... Below 1.5 m/5 ft

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 