

16-18 High Street | Uttoxeter | ST14 7HT

Rare retail unit in popular town centre location

Subject to vacant possession

Ground floor sales:
293.02m² (3,154ft²)

- Ground floor sales – 3,154ft²
- First floor ancillary – 2,467ft²
- Rent - £35,000 per annum exclusive
- E Class premises
- Suitable for retail or F&B
- Prime location with adjacencies including **Card Factory, Boots Opticians, Grape Tree, Betfred, Birds Bakery, British Heart Foundation** and more



TO LET



Location



Gallery



Contact



Location

Uttoxeter is a popular Staffordshire Town located approximately 19 miles west of Derby and 18 miles east of Stoke on Trent connected by the A50. The town has a population of 14,000 and a primary retail catchment of 18,000 residents.

Retail within the town centre focusses on the pedestrianised High Street with Carters Square Shopping Centre adjacent and its associated car parking and the Riverfields Retail Park, a short walkable distance away.

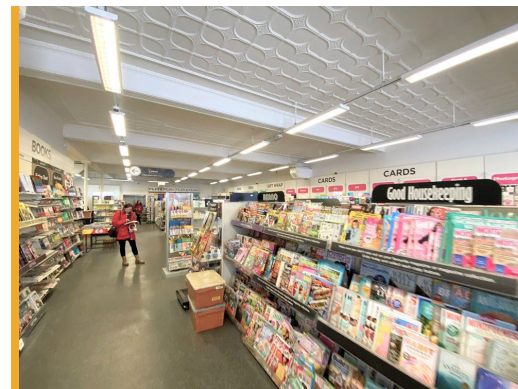
The subject property is located in a prime position on the pedestrianised section of High Street.

The Property

The premises comprises a three storey retail unit of brick construction laid out over basement, ground and first floors. Externally, the ground floor benefits from a prominent double frontage with full height glazing, while internally the layout is largely open plan sales. The first floor provides storage and is served by a goods lift, while the basement is largely used for building services. Accessible loading is via the rear of the premises.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	293.02	3,154
First floor ancillary	229.19	2,467
Basement	Not measured	
Total	522.21	5,627

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£35,000 per annum exclusive
(Thirty Five Thousand Pounds)

VAT

The property is VAT exempt.

SAT NAV: ST14 7HT



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value: £40,750

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

The property has an EPC rating of E (103). A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.