

14 & 14A High Street | Uttoxeter | Staffordshire | ST14 7HT

Well let market town retail investment With sale and leaseback on part to Birds Bakery

204.93m²
(2,206ft²)

- The ground floor will be let to Birds (Derby) Ltd at £15,500 per annum exclusive on a 10 year lease inside the Act with a 5th year rent review. There will be a tenant option to break at the end of the 3rd and 6th year subject to not less than 6 months notice in writing
- The first and second floor office accommodation is let to Specsavers Optical Superstores Ltd until 12th January 2031, with a tenant break right on the 12th January 2029 subject to serving not less than 6 months notice in writing at £6,000 pax
- Nearby occupiers include Boots, Boots Opticians, Card Factory, British Heart Foundation, Grape Tree, Nottingham Building Society, Home Bargains, Barclays, BEAR and Asda
- Offers invited at £250,000, which represents a net initial yield of 8.33% with assumed purchaser's costs of 3.20%



FOR SALE



Location



Gallery



Video



Contact



Location

Uttoxeter is an attractive market town in Staffordshire situated approximately 20 miles west of Derby city centre and 16 miles south east of Stoke on Trent.

The property is situated on the pedestrianised High Street, which is the prime retail pitch within the heart of Uttoxeter town centre. It is located a short distance from Uttoxeter Town Hall and more pertinently the Carters Square retail scheme which is anchored by Asda and Home Bargains with Carters Pharmacy and Barnardos.

Nearby occupiers include Boots, Boots Opticians, Card Factory, British Heart Foundation, Grape Tree, Nottingham Building Society, Home Bargains, Barclays, BEAR and Asda.

The Property

The property comprises an attractive period building which occupies an end of terrace position on the prime pedestrianised High Street in Uttoxeter.

The property is let to Birds Bakery on the ground floor and Specsavers occupy the first and second floor office accommodation which is separately accessed. We understand from the client that Specsavers have been tenants for over 10 years.



Tenancies

A Schedule of Tenancies is set out below.

Address	Tenant	Accommodation	Lease	EPC	Next Rent Review	Current Rent	Lease Expiry	Rateable Value and Description	Comments
14 High Street	Birds (Derby) Ltd t/a Birds Bakery	Ground Floor: 96.15m ² 1,035ft ² Basement Store: 3.89m ² 42ft ² Total: 100.05m² 1,077ft² ITZA: 53.77m ² 579ft ²	10 years from completion (inside the act)	B 46	At the end of the 5 th year of the term	£15,500 pax	10 years from completion	£18,500 (Shop and premises)	There will be tenant only break at the end of the 3 rd and 6 th year subject to not less than 6 months notice in writing The property will be let on FRI terms, subject to a schedule of condition and a service charge cap of £1,500 per annum
14A High Street	Specsavers Optical Superstores Ltd (01721624)	First Floor Office: 54.08m ² 582ft ² Second Floor office: 34.76m ² 374ft ² Second Floor Kitchen: 16.09m ² 173ft ² Total: 104.88m² 1,129ft²	Term commencement TBC	D 86	N/A	£6,000 pax	12/01/2031	£6,800	There will be a tenant only break option on 12/01/2029 subject to not less than 6 months notice in writing The property is let on effective FRI terms.
						£21,500			



Data Room

Our clients have set up a data room for the property which can be accessed upon request. The data room will include:-

- Leases
- Schedule of Condition
- EPC
- Title Plan
- Lease Plan
- Asbestos Survey

Tenant's Covenant

Birds (Derby) Ltd (Company No. 00252672)

Birds are an established Derbyshire family bakery business dating back to 1919. The limited company was incorporated in 1930. Birds currently trade from 63 stores throughout the region, with a further 3 stores due to open in the next 12 months. Birds Bakery have their head office and bakery located at Ascot Drive, Derby.

An Experian credit report (dated 10 June 2026) provides a credit limit of:-

£790,000

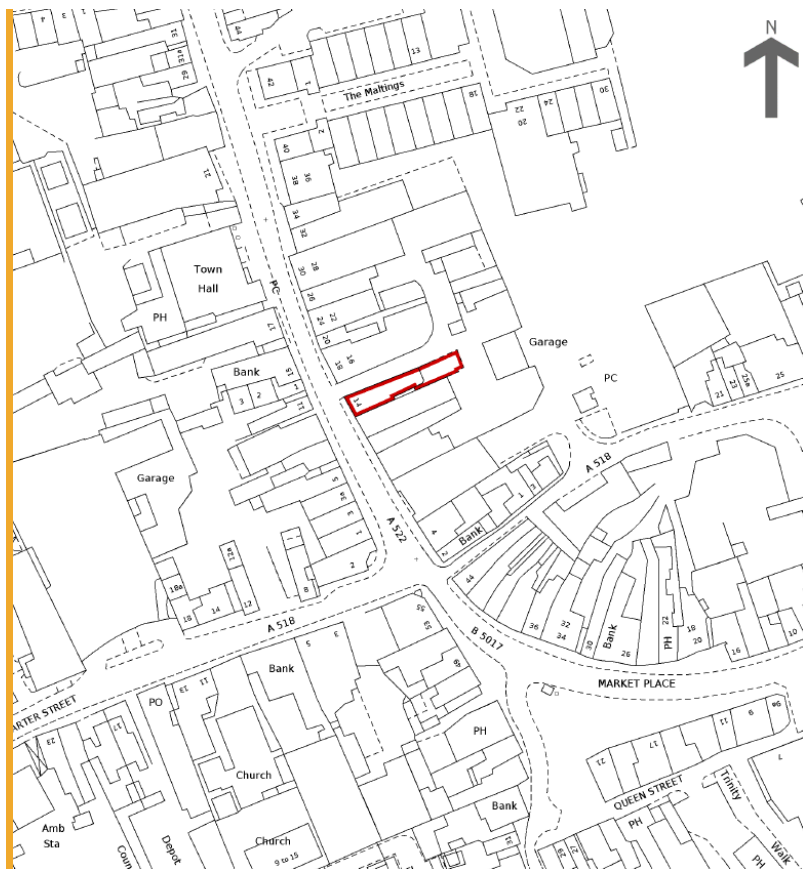
and credit rating of:-

£260,000

and an overall rating of 100/100.

The business turned over £35,380,035 for the year ending 31st December 2024 with a pre-tax profit of:-

£1,794,608



Specsavers Optical Superstores Ltd (Company No. 01721624)

Specsavers are one of the leading optician brands in the UK and are established tenants within the building having occupied it for over 10 years. The Experian credit report from 10th June 2026 provided a credit rating of 100/100 very low risk.

The company has a credit limit of:-

£10,000,000

and a credit rating of:-

£10,000,000

In the accounts lodged for year end 28th February 2025, the business turned over £3.984 billion and provided a pre-tax profit of £339,356,000.

Price

Offers are invited for the freehold interest subject to the leaseback to Birds Bakery at:-

£250,000

which represents a net initial yield of:-

8.33%

assuming purchaser's costs of 3.20%.

Tenure

Freehold, subject to the occupational tenancies.



Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

VAT

We understand that the property is not elected for VAT.

Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

Further Information

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

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15/07/2026

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