

LOT  
**7**

Unit 4a, Carters Square, Uttoxeter, Staffordshire ST14 7FN

**Guide Price £130,000\***

**PRIME FREEHOLD RETAIL UNIT IN TOWN CENTRE**



This end of terrace single storey retail property is situated within a market town centre location. Uttoxeter is located between Stoke and Derby on the A50 and within easy reach of the M6 that connects The Midlands to the North West. Rail services are available at Uttoxeter Station within half a mile. The property is a vacant retail unit with rear storage and was until recently trading as a green grocer. The unit is in a prominent position within an attractive brick paved retail thoroughfare close to the Asda car park. The town has a number of major and independent occupiers. This lot is being sold with vacant possession and has great letting potential or self trader use. It will therefore be of interest to investment buyers and occupiers.

**ACCOMMODATION**

Sales area 38.11 sm Storage Area 19.8 sm Thus 57.9 sm overall.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

East Staffordshire  
Rateable Value £7100  
EPC Band D

**VIEWING TIMES**

Wednesday 10th June @ 2 - 2.30pm  
Wednesday 17th June @ 2 - 2.30pm  
OPEN SESSIONS - NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN