

FOR SALE

SERVICED OFFICE INVESTMENT

THE WELLINGTON BUSINESS CENTRE, 78 HIGH STREET, UTTOXETER, ST14 7JD



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LOCATION

The property occupies a highly visible and strategically positioned spot in the centre of Uttoxeter, making it an exceptional opportunity for businesses seeking excellent accessibility and a thriving local customer base. Located on one of the town's main commercial arteries, the property benefits from close proximity to key retail anchors, cafés, services, and community facilities.

The central retail section of the High Street is located less than 2 minutes walk from the property and has a mix of well-established national brands, independent retailers, and professional service providers. The area's traditional market-town character attracts both local residents and visitors, helping businesses maintain consistent engagement and customer flow.

Connectivity is a major advantage. Uttoxeter sits on the A50 corridor, offering swift links to Derby, Stoke-on-Trent, the M6, and the wider Midlands region. The railway station is approximately 0.6 miles and provides regular services to Crewe, Derby, and other key business hubs, making the location convenient for staff and clients alike.

Local economic activity is bolstered by major employers such as JCB, the busy Uttoxeter Racecourse, and a growing commercial sector, creating a diverse and reliable customer demographic. Ample parking options around the town centre and easy walkability further enhance accessibility for occupiers.

DESCRIPTION - [360 Tour Click Here](#)

The property is a Grade II Listed former public house, having been fully restored in 2013 into a three storey serviced office building with retained features. The six offices are let on all inclusive rents as shown in the schedule, with shared kitchen and WC facilities. The main access is at the rear, through the timber gate over which the property has a right of way.

The rear outrigger and land are separate ownership, as shown edged blue and the subject property boundary is shown edged red on the ordnance survey plan.

Internally, the property is well presented throughout with LED lighting, intruder and fire alarms, central heating, carpets throughout, plastered ceiling and heritage timber framed windows.

The offices are fully let on rolling agreements and producing an income of £25,360 plus VAT per annum.

TENURE

Freehold subject to the existing occupational agreements. The rental agreements are inclusive of rent, utilities, broadband/Wifi, business rates, cleaning & window cleaning, cctv and alarm.

RATING ASSESSMENT

The property has a ratable value of £10,000 in the 2026 listing. We would recommend that further enquiries are directed to the Local Rating Authority (East Staffordshire Borough Council).

PRICE

£225,000 plus VAT, representing a gross return on investment of 11.27%, before overheads. The sale may be treated as a TOGC.



ACCOMMODATION	SQ M	SQ FT
GF Office 1	33.85	364
Kitchen	4.64	50
Ladies & Gents WC's		
1 st Floor Office 2	17.21	185
1 st Floor Office 3	13.64	147
1 st Floor Office 4	12.24	132
2 nd Floor Office 5	16.45	177
2 nd Floor Office 6	31.74	342
TOTAL	129.76	1,397
Basement	16.66	179

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SERVICES

All services are connected to the property but have not been tested by the agent. 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 (East Staffordshire Borough Council).

EPC

C 52, expiring May 2035.

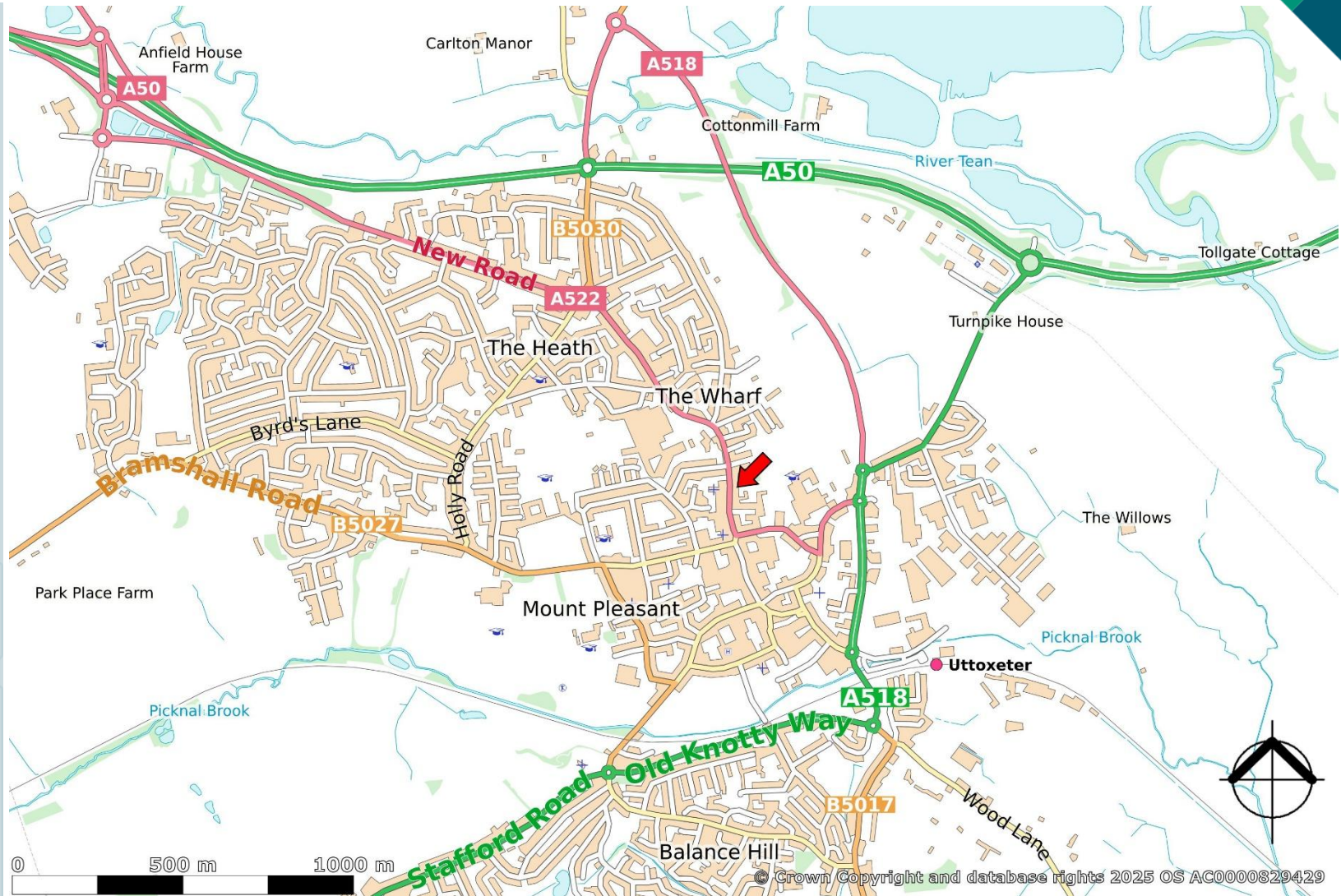
CONTACT

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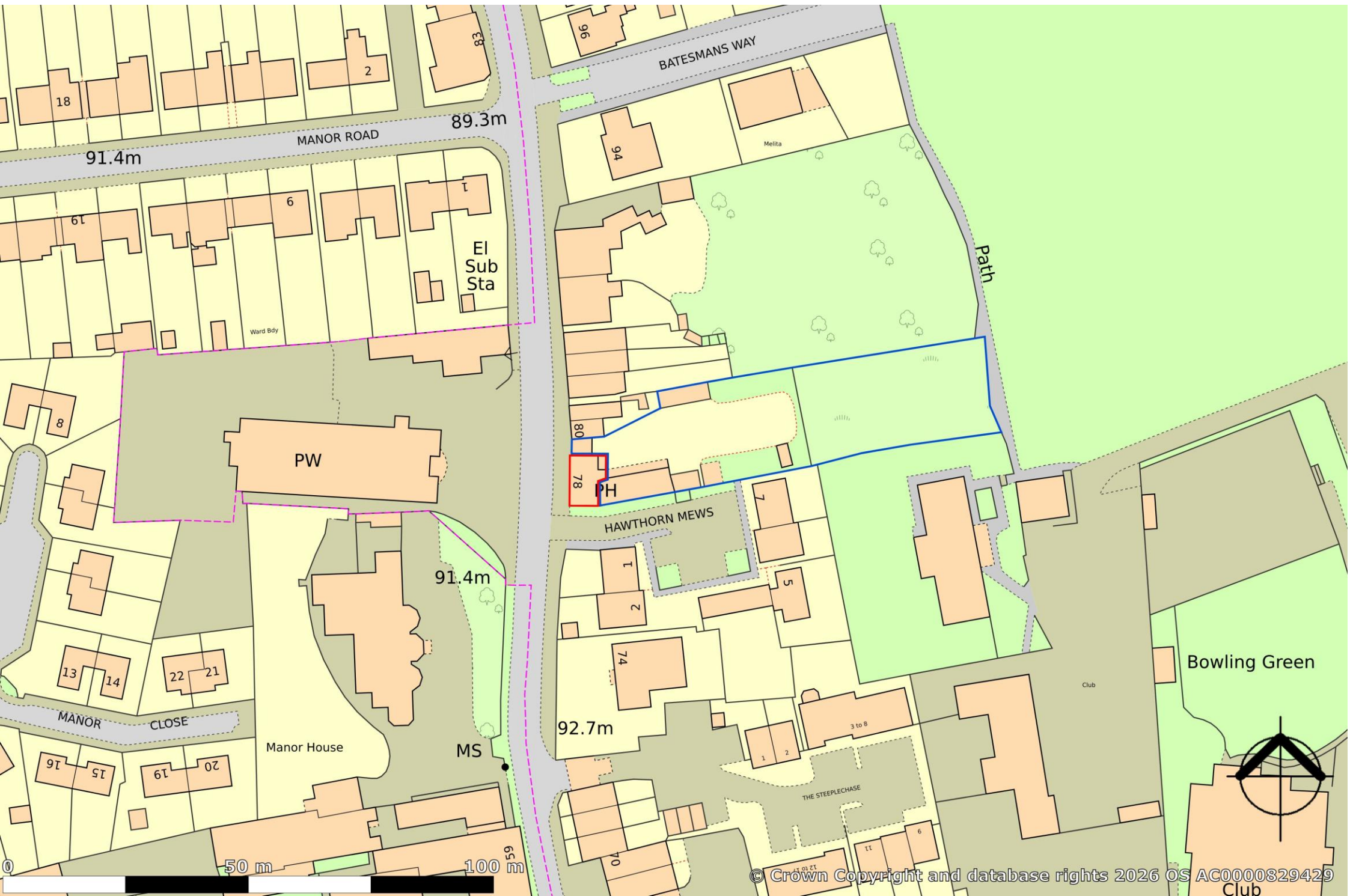
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BATESMANS WAY

MANOR ROAD

HAWTHORN MEWS

MANOR CLOSE

Manor House

Bowling Green

Club

89.3m

91.4m

91.4m

92.7m

50 m

100 m

18

2

83

96

94

Melita

6

t

El Sub Sta

Ward Bdy

8

PW

80

78

PH

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74

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14

22

21

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15

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MS

70

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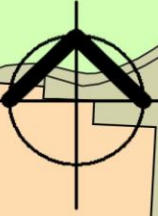
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3 to 8

11

6

THE STEEPLECHASE



Our services

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.



Commercial Valuation

We provide detailed and accurate advice in a professional, user friendly format on all commercial property types.



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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.



Property Management

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



Residential Valuation

We offer a range of valuations for purposes including Help-to-Buy, shared ownership, matrimonial, probate, pre-purchase, lending and taxation.



Property Consultancy

Providing tailored advice to clients on matters including acquiring a property, devising an asset management strategy or appraising development options. Our property consultants can help.