



44 Victoria Street,
Shirebrook, NG20 8AQ

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** Offered to the market in an conditional online auction, in partnership with
IAmSold Auctions **

Comprising a commercial unit to the ground floor, and a first and second floor
duplex flat above, this property will make an ideal investment purchase.

On the ground floor, the commercial unit includes; a commercial space, a kitchen,
and a wc.

On the first and second floors, the residential flat includes; a kitchen, a living
room, a bathroom, and two bedrooms.

There is one parking space to the rear of the property.

We are advised that both the commercial unit, and the residential flat are let
currently.

Centrally situated in Shirebrook, the property is within easy reach of local
facilities.

Guide Price £95,000



GROUND FLOOR RETAIL UNIT

Currently let to a cafe/tea room, this area includes:

A FRONT COMMERCIAL SPACE with a UPVC double glazed fascia, and a passage leading to the:-

REAR KITCHEN AREA with a window to the rear, and a door opening out to the rear yard.

A WC is accessed from the kitchen area.

44a - FIRST & SECOND FLOOR FLAT

Accessed via a fire escape style metal staircase, leading up to the UPVC double glazed entrance door.

Kitchen 13'1" x 9'1" (4.01 x 2.77)

Fitted with a range of wall and base units with roll edge work surfaces over, a stainless steel sink and drainer unit with cupboards under, space and plumbing for a washing machine, an electric oven, and a gas hob.

UPVC double glazed window to the rear, wall mounted combination boiler, ceiling light point, radiator, double doors opening to the living room.

Living Room 13'11" x 13'10" (4.26 x 4.23)

Large UPVC double glazed window to the front elevation, ceiling light point, radiator, stairs off to the first floor, access to the bathroom.

Bathroom

Fitted with a panelled bath with a hand held shower attachment over, a pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to the rear elevation, ceiling light point, radiator, tiled splash backs.

Second Floor Landing

Giving access to two bedrooms.

Bedroom Two 8'8" max x 8'10" (2.65 max x 2.71)

UPVC double glazed dormer window to the rear elevation, ceiling light point, radiator, built in storage cupboard.

Bedroom One 13'10" x 8'8" (4.23 x 2.66)

UPVC double glazed dormer window to the front elevation, ceiling light point, radiator.

OUTSIDE

To the rear of the property there is off road parking for one vehicle, with secure double gates and fenced boundaries.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property, and should cause no concern to prospective purchasers.

Council Tax Bands

Council Tax Band A (Flat). Bolsover District Council.

Currently Let

We are advised that both the commercial unit, and the residential flat are let currently, with details as follows:-

The commercial unit is let to cafe/tea room business at £600 per calendar month.

The residential flat is let at £575 per calendar month.

For more information, please contact Thomas James Estate Agents.

CONDITIONAL AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

Energy Performance Graph

Please note that the graph displayed shows figures for the flat.

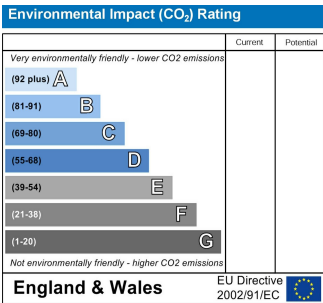
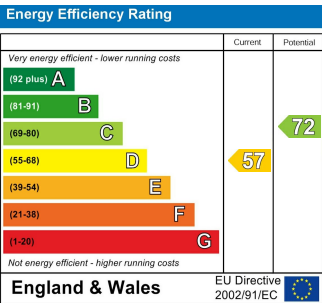
EPCs for both the flat and the commercial unit are available to view.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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