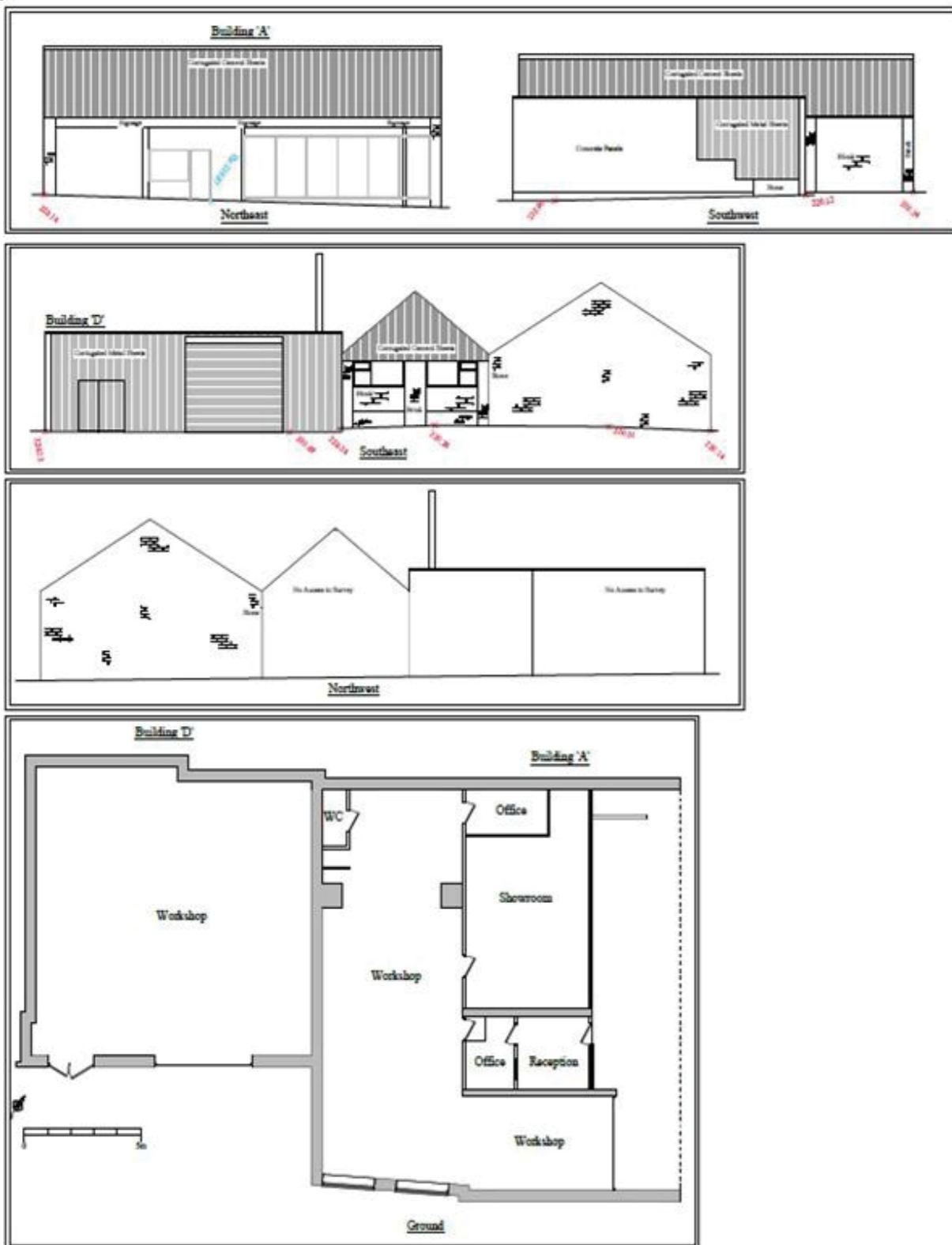


CHAPEL GARAGE
 Hayfield Road, Chapel-En-Le-Frith
£475,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Chapel-En-Le-Frith
 27 Market Street, CHAPEL-EN-LE-FRITH, High Peak SK23 0HP
 01298 813577 chapel@gascoignealman.co.uk

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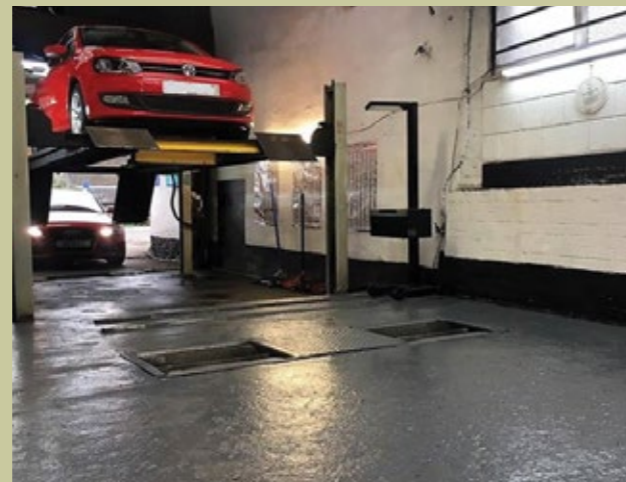
A rare opportunity to purchase this commercial site currently used as a popular and successful Car Garage along with various buildings and large amount of parking space.

- Motor Vehicle Garage with Additional Buildings
- Parking Area

- Convenient and Prominent Location
- Previous Approval for Residential Conversion (now lapsed)

£475,000

CHAPEL GARAGE
Hayfield Road, Chapel-En-Le-Frith



The site currently comprises; Building One - a main workshop area with reception, two offices and a showroom with parking to the front. The other buildings are either part or fully rented out and Building Two is a single storey building, currently another workshop. Building three is a stone two storey building at the rear of the site and building four is another stone, two storey building fronting Hayfield Road and with parking at the front. Buildings three and four could be developed further to create more usable/rent-able space subject to any relevant permissions. The car ramps and spray booth currently in place will be available to purchase by separate negotiation.

The land surrounding and between the buildings also belongs to the site and provides a large amount of parking space. The site offers potential for residential development having previously had planning permission approved following appeal (see High Peak planning reference HPK/2012/0426). This planning approval has now lapsed and the buyer would have to seek their own permissions.

LOCATION

Chapel-en-le-Frith, known as 'The Capital of the Peak' nestles in an upland valley in the High Peak and is surrounded by dramatic landscape of gritstone ridges and shapely hills. The town takes its name from a small chapel built in 1225 by the keepers of the Royal Forest that is now the Church of St Thomas Becket, where 1,500 Scottish soldiers were imprisoned during the Civil War. The historic town centre also features a traditional marketplace which still has its original renowned stocks which the local cafe takes its name. A common phrase you here many resident say is "We are so lucky to live here" even after living in the town for decades. That is further, solid evidence, if ever it was needed that Chapel-en-le-Frith and its

surrounding towns and villages are an excellent place to set up home.

DIRECTIONS

SK23 0JF for your Sat Nav

TENURE

FREEHOLD Subject to Verification by Solicitors

SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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