

29 Market Street
High Peak SK23 7LP

Crowther|Key SALES

£200,000

0

1

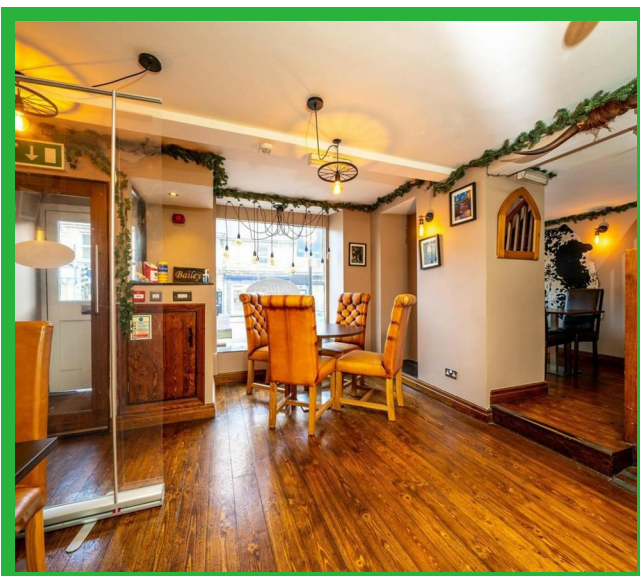
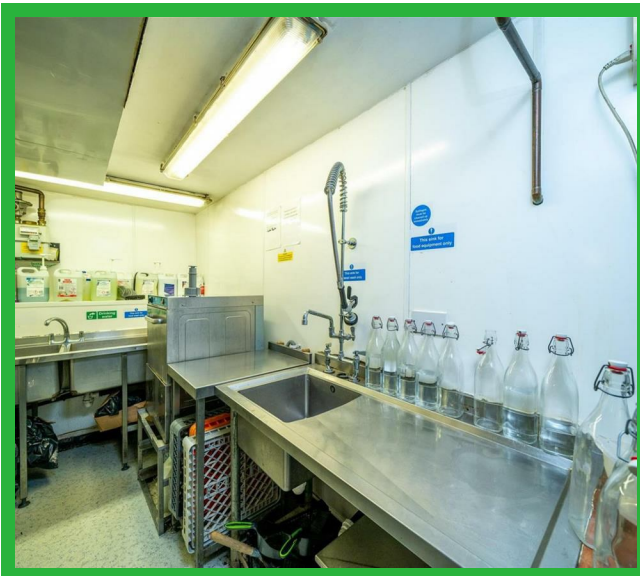


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

FREEHOLD PROPERTY FOR SALE!! FULLY LICENSED Building available.

Please enquire with the agent for any further questions / information.

To register your interest / arrange a viewing please email.

Full description

Perfect for a variety of different uses also. Possibility for change of use.

Possibility of a private dwelling under planning permission rights. Windows downstairs have already been approved for change on this basis.

Applicants encouraged to seek a pre app meeting with HPBC for any questions regarding change of use.

FULLY RENOVATED from basement to roof in 2008. Including full rebuild, re-wire, new piping, re-insulated. Energy Performance Rating of C. Higher than average rating for a commercial unit.

These licenses are rarely approved and allow any owner flexibility to target all markets. Other Uses would need to be obtained via planning permission but would anticipate no issue given the license it already has.

Ideally situated within the conservation area in the heart of this extremely popular ever growing town. We are informed that the central heating is via heat pumps and air conditioning units. The kitchen / food preparation area is in the cellar. There is also a dumb waiter from the cellar to the first floor.

Total covers are approximately 45.

Please call or email the office to arrange a viewing.

Front area

(13ft x 12ft 10in)

Including entrance porch, stairs to the first floor.

Bar area

(17ft 4in x 13ft 2in)

Bar

(7ft 4in x 7ft)

Dining area

(8ft 10in x 6ft 5in)

Understairs cupboard.

WC's –

Mens wc

Low flush WC, wash hand basin.

Ladies WC

Low flush WC, wash hand basin.

Cellars

Fully converted to kitchen and food preparation areas.

Food prep. Area

(15ft 4in x 5ft 10in)

Storage areas

(11ft x 4ft 8in + 14ft 9in x 11ft 2in plus large walk-in wardrobe)

First floor

(21ft 2in x 15ft 5in)

Single unit double glazed windows, exposed beams.