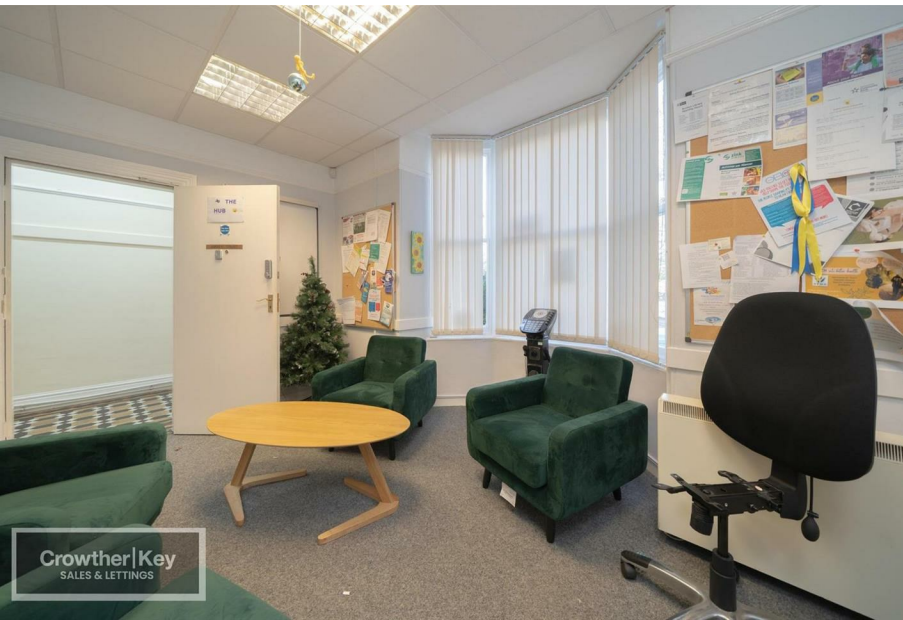




1a Hardwick Mount
Buxton SK17 6PP

Crowther|Key

SALES

£430,000

100% null

100% null



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(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



A versatile town centre property currently arranged as office accommodation, offering excellent potential for conversion to residential use, subject to the necessary planning permissions. The building is laid out across a number of well-proportioned office suites, with kitchen and WC facilities, making it suitable for continued commercial use or future redevelopment.

Occupying a highly convenient central location, the property benefits from on-site parking and easy access to local amenities, transport links and the wider town centre. An ideal opportunity for investors, developers or owner occupiers seeking flexible space with strong long-term potential.

Suite 1

- Office 1: 14 feet 2 inches x 11 feet 10 inches
- Office 2: 16 feet 8 inches x 13 feet 10 inches
- Office 3: 15 feet 7 inches x 11 feet
- Separate WC
- Kitchen: 13 feet 3 inches x 9 feet 8 inches
- Rear Porch

Suite 2

- Separate WC
- Office 1 / Kitchen: 12 feet 8 inches x 11 feet 2 inches
- Office 2: 12 feet 8 inches x 9 feet 1 inch
- Office 3: 17 feet x 14 feet

Suite 3

- Office 1: 20 feet 8 inches x 12 feet 1 inch
- Office 2: 17 feet 1 inch x 9 feet 5 inches

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.

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