



172 High Street

Stonebroom, Alferton, DE55 6JT

Retail property with residential accommodation

**Being sold via Secure Sale online bidding. Terms & Conditions apply.
Guide price £195,000**

1,680 sq ft
(156.08 sq m)

- Commercial and Residential property
- Busy Village High Street location
- Ground floor suitable for a range of uses
- 2 Bedroom first/second floor flat
- Immediate 'exchange of contracts' available via 'Secure Sale'

Summary

Available Size	1,680 sq ft
Price	Auction £195,000 Guide Price
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (111)

Accommodation

The accommodation comprises the following areas: Ground floor retail plus outbuildings for storage First and second floor residential accommodation - 2 bedrooms, Kitchen, bathroom, living room.

Name	sq ft	sq m	Availability
Building - Retail ground and residential First floor	1,680	156.08	Available
Total	1,680	156.08	

Description

A 2 storey detached property plus loft conversion, under a pitched tiled roof. The ground floor is set for commercial use and would suit most retail/salon/hair and beauty or office uses and should be covered under the current use class (E).

Location

Stonebroom is a popular Village located just north of the Derbyshire town of Alfreton. Accessed via Junction 28 of the M1 motorway and A38.

Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

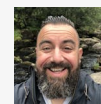
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com

accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.