



COMMERCIAL INVESTMENT OPPORTUNITY - A mixed commercial and residential property situated within a central location. Currently let and producing annual income of £14,400. Comprising; ground and lower ground floor commercial premises with double glazed frontage, first and second floor duplex apartment with four bedrooms, lounge and dining kitchen. Viewing is recommended.

8 The Quadrant, Buxton, Derbyshire, SK17 6AW  
T. 01298 23038 | | www.wrightmarshall.co.uk

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MISREPRESENTATION ACT 1967.

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**DIRECTIONS**

From our Buxton Office turn right to the roundabout and right into Station Road. Continue along Station Road and passing the Railway public house on the left. Proceed to the next roundabout bearing left onto Fairfield Road, continue up Fairfield Road and the house can then be found on the left hand side.

**VIEWING**

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.

**GROUND FLOOR COMMERCIAL PREMISES**

Currently let to a well established takeaway business, shop area with double glazed frontage, leading to kitchen located to the rear together with a staircase leading to lower ground floor storage rooms.



**DINING KITCHEN**

12'11" x 12'9" (3.96 x 3.89)  
Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, fitted oven with four ring electric hob, space for washing machine and fridge, double glazed window, wall mounted central heating boiler.



**BEDROOM FOUR**

9'8" x 7'8" (2.95 x 2.34)  
Double glazed window, radiator.



**STORAGE ROOM**

Tiled flooring.

**SECOND FLOOR LANDING**

Double glazed Velux style window, access to roof void.

**BEDROOM ONE**

13'1" x 10'7" (4.01 x 3.25)  
Double glazed window, radiator.



**BEDROOM TWO**

9'8" x 7'8" (2.97 x 2.34)  
Double glazed Velux style window, radiator.



**BEDROOM THREE**

9'6" x 9'1" plus recess (2.90 x 2.79 plus recess)  
Frosted double glazed window, pedestal wash hand basin, door to separate WC, wood effect flooring.



**BATHROOM**

Panelled bath with shower fittings, low level WC, pedestal wash hand basin, tiled walls, tiled flooring.



**SERVICES**

Mains services are connected to the property.

**NOTE**

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.

**COUNCIL TAX BAND FOR THE FLAT - A**



**APARTMENT PRIVATE ENTRANCE**

Double glazed entrance door, vestibule with internal door leading to staircase to first floor.

**FIRST FLOOR LANDING**

Stairs to second floor.

**LOUNGE**

14'4" x 7'1" (4.39 x 2.18)  
Double glazed bay window to front, two wall light points, fireplace with wooden surround, radiator, ceiling coving.