

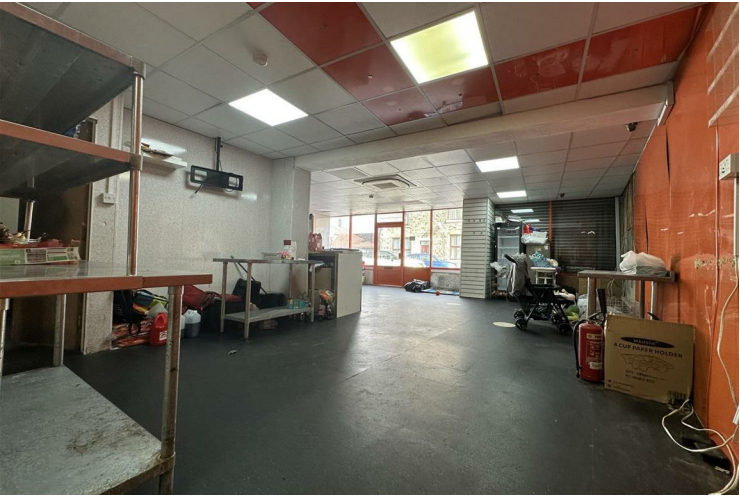


72/72a Station Road Glossop

£400,000

A fantastic opportunity to acquire a spacious mixed-use commercial property offering both business premises and residential accommodation. The ground floor features a generous retail/shop space with a large open-plan layout, perfect for a variety of uses. To the rear, you'll find a convenient kitchenette area and a downstairs toilet, ideal for staff use or customer convenience. Adjacent to the commercial space, and with its own separate entrance, is the residential accommodation that begins on the ground floor with a reception room and well-proportioned kitchen, providing a homely feel separate from the business. Upstairs, the property continues to impress with three good-sized bedrooms, a family bathroom, and an additional living room, making it an ideal home for a family or business owner. The layout offers great flexibility – it's perfect for someone looking to live above their business or, alternatively, the access can easily be separated to create two distinct units for letting or resale potential. This property combines convenience, comfort, and opportunity all in one – a must-see for investors and owner-occupiers alike.







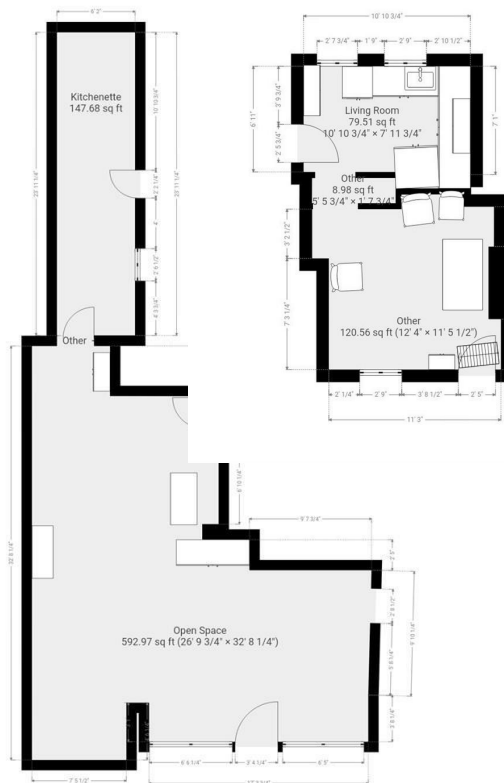




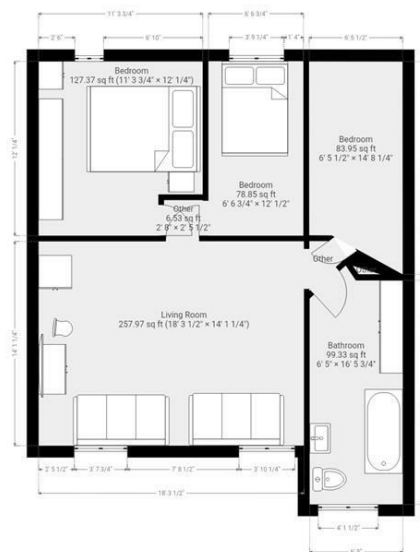
Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Floor Area - sq ft
Tenure -



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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