

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

2 and 2a High Street, Whitwell



- **Mixed Use Residential/Commercial Investment Opportunity**
 - **Both Units Fully Self Contained**
 - **Central Village Location**
- **Ground Floor Offers Potential For Residential Conversion (Subject to Consents)**

An excellent opportunity for an investor or owner-occupier. This neatly maintained mixed-use freehold property occupies a prominent and attractive position in the heart of the village, overlooking the War Memorial and perfectly placed for access to local amenities. The location also benefits from superb road links to nearby towns and cities, as well as the M1 at Junction 30. The building has been cleverly arranged to provide two self-contained units and is offered with the first-floor flat sold subject to an existing tenancy, while the ground-floor accommodation will be sold with vacant possession. This property may appeal to an owner-occupier seeking freehold premises for their business, with the added advantage of rental income from the first-floor flat. Alternatively, it represents a strong investment opportunity, offering the potential for competitive yields once fully let.

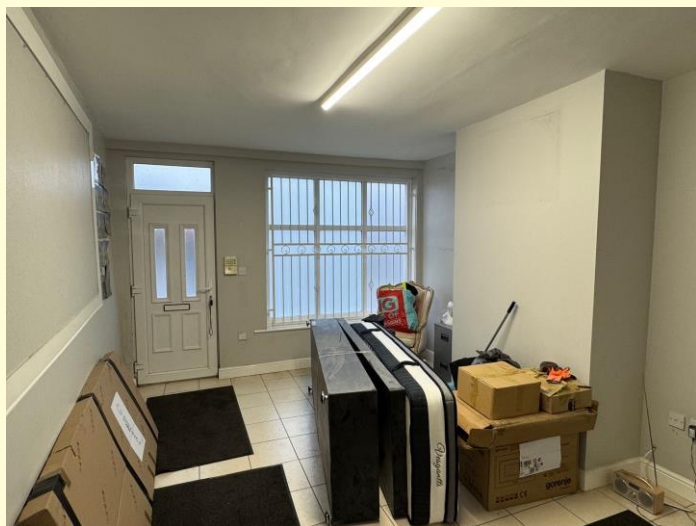
£ 125,000

2 and 2a High Street, Whitwell, Derbyshire, S80 2QU

Ground Floor Office Suite (With Potential For Residential Conversion)

Office Room 1 – 15'2" x 11'8" (4.62m x 3.55m)

Tiled floor, UPVC entrance door and central heating radiator.



Office Room 2 – 14'4" x 10'8" (4.52m x 3.25m)

Central heating radiator.



Kitchen – 13'5" x 11'7" (4.08m x 3.53m)

Measured at the widest point. Fitted kitchen units with sink, gas combi boiler and internal door leading to the rear entrance.



Ground Floor WC

Rear Hall

UPVC external door to a small rear yard. Walk-in storage cupboard with tiled floor (1.10m x 2.13m).

Rear Yard

Secure enclosed outdoor space.

2 High Street, Whitwell

Self-Contained First Floor One-Bedroom Flat

Entrance Hall

UPVC double-glazed entrance door leading to stairs and landing.

Lounge – 15'6" x 11' (4.72m x 3.35m)

Central heating radiator.



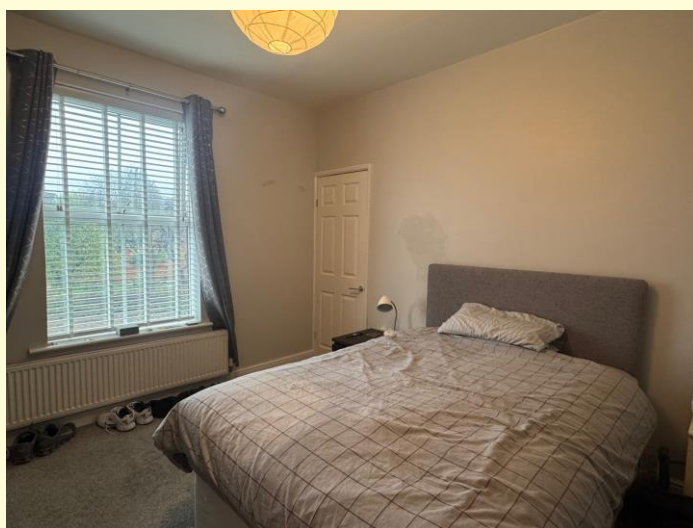
Kitchen – 13'2" x 11'9" (4.01m x 3.58m)

Modern cream units including base, drawer, and wall cupboards. Roll-top work surfaces with inset sink and drainer, tiled splashbacks. Built-in electric oven, hob, extractor canopy and central heating radiator.



Bedroom – 12'4" x 11' (3.75m x 3.35m)

Central heating radiator.



Bathroom

Fitted with a white suite comprising low flush WC, washbasin, and panelled bath with electric shower over. Extensive tiled splashbacks.



Outside

Enclosed rear yard.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.