



12a High Street  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

12a High Street  
Buxton  
Derbyshire, SK17 6EU



Offers In The Region Of  
£375,000

#### COMMERCIAL

Currently run as a successful post office, with 24-hour ATM machine, four fortress counters to the rear and one open counter to the front. CCTV and fully monitored security system. Front entrance leading in from the High Street with alternative entrance / exit available. Ample retail space for product display and storage.

#### Retail Area

#### WC

Wash hand basin and WC.

#### Rear office

Side entrance door. Wall mounted gas boiler.

#### Kitchenette

Wall units. Worksurface incorporating stainless steel sink. Radiator.

#### RESIDENTIAL

Accessed via the rear, off Torr Street. (PLEASE NOTE, THERE IS A SEPERATE ENTRANCE TO THIS PROPERTY HOWEVER IT IS CURRENTLY JOINED TO THE FORMER 2 HYDE COTTAGES WHICH ALSO HAS AN ACCESS DOOR AND COULD EASILY BE BLOCKED BACK UP AGAIN TO ITS ORIGINAL FORM OF 2 RESIDENTIAL DWELLINGS.)

#### Hallway

Upvc entrance door. Radiator.

#### Inner Hallway

With doors to:  
Loft access.



Buxton - 0129827524



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# Accommodation

## Bedroom

Two windows to front. Radiator

## Lounge

Two windows to front. Radiator

## Bathroom

Two windows. Fitted with a matching three piece suite comprising: Paneled bath, wash hand basin and low level wc. Radiator. Partially tiled walls.

## Kitchen

Fitted with matching wall and base units with drawers and worksurface over incorporating one and a half bowl sink with mixer tap over. Space and plumbing for washing machine, integrated dishwasher, space for fridge freezer. Integrated oven and grill, electric hob with extractor hood over. Tiled splash backs. Original built in floor to ceiling storage cupboards. Radiator. Window to rear.

## Secondary Inner Hall

Wall mounted 'Valiant' Combi boiler. Two windows to side.

## Bedroom

Window. Radiator.

## Shower Room

Fitted with a corner shower cubical, wash hand basin and Wc. Heated towel rail. Window. Fully tiled walls.

## Bedroom

Window. Radiator. Built in wardrobes with sliding doors.

## Formerly 2 Hyde Cottages.

Reception Room- With Entrance door and window. Radiator. Built in storage cupboard. Trap door to cellar. Stairs leading to residential apartment above. (currently blocked up second door behind the built in storage cupboards)

## Outside

With driveway off Torr Street, with space for two cars.

Two outside courtyard gardens, one with stone built outhouse for storage.

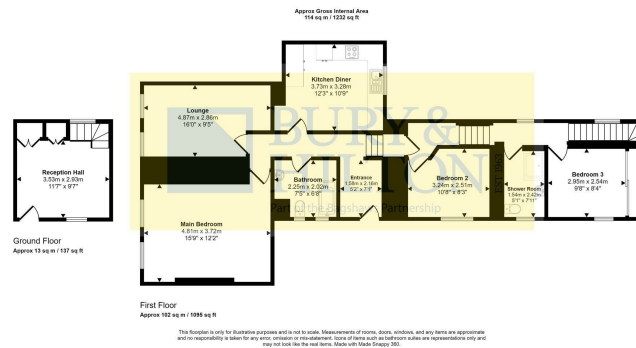
FREEHOLD

EPC- RESIDENTIAL-D COMMERCIAL-C

HPBC-3 HYDE COTTAGES- RESIDENTIAL BAND B

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(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	



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