



Asking Price
£699,000

Viewing: By appointment through agent



Vernon House
High Peak
SK23 7HP

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- AN ICONIC AND COMMANDING STONE DETACHED BUILDING
- TWO VERY SPACIOUS TWO BED APARTMENTS ON THE FIRST AND SECOND FLOORS
- HAVING PLENTY OF FLEXIBILITY AND POTENTIAL FOR OTHER USES
- LOCATED WITHIN THE HEART OF THE POPULAR TOWN OF WHALEY BRIDGE
- SHOW ROOM/ WORKSHOP TO GROUND AND LOWER GROUND FLOORS
- OFFERING OVER 4,600 SQ FT OVER FOUR FLOORS
- POTENTIAL INCOME OF OVER £40,000
- AN EXCITING BUSINESS/RESIDENTIAL OPPORTUNITY



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"VERNON HOUSE" Is an ICONIC STONE DETACHED (FREEHOLD) BUILDING within the heart of the sought after town of Whaley Bridge. Offering so much FLEXIBILITY currently with COMMERCIAL and RESIDENTIAL uses. The premises offer over 4,600 sq ft over FOUR FLOORS including, SHOWROOM, WORKSHOP/OFFICES plus TWO spacious Apartments with a separate entrance.

This is an eye catching period stone detached building which commands a prime location within the popular town of Whaley Bridge where there are excellent commuter links. It offers the potential of so many uses including restaurant, showroom, offices (subject to relevant permission) but is currently a successful bike/workshop showroom over the lower ground floor and ground floor. There are two separate letting apartments over the first and second floors of the building with separate entrance from the showroom. This is a good investment with potential to generate a high level of income in excess of £40,000 per annum. The lay out offers to the ground floor a large showroom with large display windows and stairs leading to the lower ground floor with a door to outside which provides a spacious workshop and office/storage areas. There is a separate access into the Apartments which on the first floor level there is an Apartment offering communal landing, private reception hallway, spacious open plan living/dining/kitchen, two bedrooms and a bathroom. The second floor Apartment has from the communal lobby a private reception hallway entrance, lounge with roof windows, kitchen, two bedrooms and a bathroom. There is over 4,600 sq ft of business and residential opportunity which has lots of flexibility within this stunning building.

LOCATION

Set amid the rolling hills of the beautiful Peak District, Whaley Bridge is an ideal location situated in the picturesque Goyt Valley it is within close proximity to the beautiful Fernilee and Errwood reservoirs with the Peak Forest Canal at its heart. The town has a good selection of shops, public houses and restaurants. There are good commuter links to Manchester and the surrounding towns, by both rail and bus.

DIRECTIONS

SAT NAV: SK23 7HP

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

Shop Floor/Show Room

Inner Hall

With Storage

Downstairs W/C

Separate Communal Entrance To Apartments

Side Access from Beech Road

LOWER GROUND FLOOR

Door with access to outside rear

Inner Hall

Office Space 1

Officer Space 2

Boiler Room

With Storage

Work Shop

Walk In Storage/Office

Storage Cupboard

FIRST FLOOR

Communal Landing

Giving Access to First Floor Apartment & Stairs Ascending to Second Apartment

APARTMENT ONE

Accommodation Comprising:

Entrance Hall

Living/Dining Room

Fitted Kitchen

Walk In Store Room

Bedroom

Bedroom

Shower Room

SECOND FLOOR

Communal Landing

Giving Access to Second Floor Apartment Two

APARTMENT TWO

Entrance Hall

Living/Dining Room

Kitchen

Bedroom

Bedroom

Shower Room

OUTSIDE

The shop is positioned in a prominent and central town location with an eye catching frontage.

The vendor informs us of the following:

- 1) There is one gas boiler for all floors
- 2) There are individual electric meters for each floor
- 3) There is separate council tax for each floor
- 4) The property has one commercial water rates bill

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

TENURE

Freehold - This information is for guidance purposes only and has been provided by the seller

VIEWING

Viewing strictly by appointment through the Agents.

Energy Performance Rating
First Floor Apartment

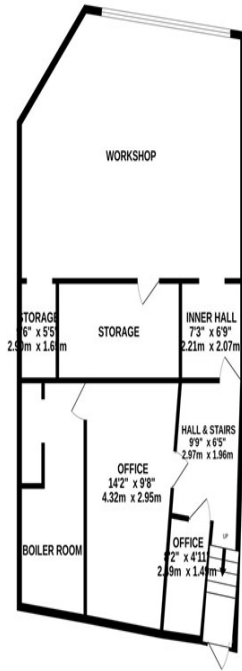
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Rating
Second Floor Apartment

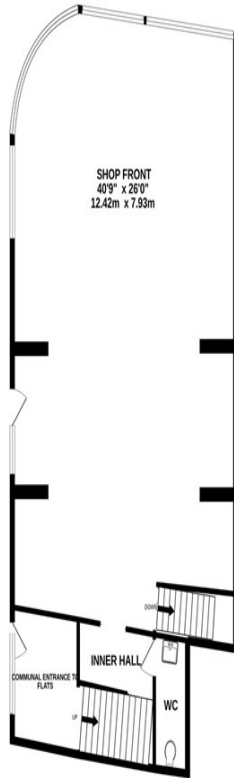
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

Floor Plan

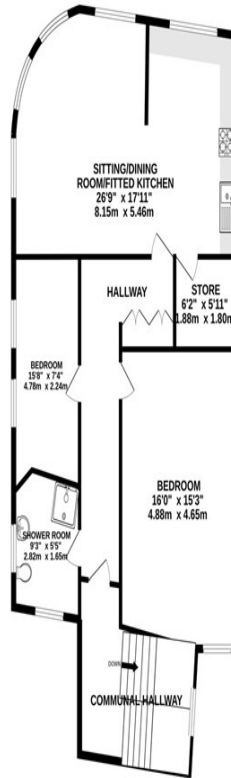
BASEMENT
1043 sq.ft. (96.9 sq.m.) approx.



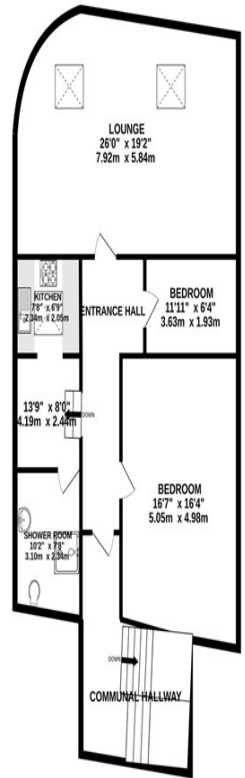
GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



2ND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA: 4641 sq.ft. (431.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.

