

# PINEWOOD



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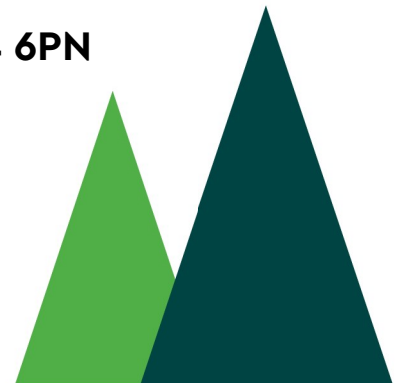
PINEWOOD



Market Place, Bolsover, Chesterfield, Derbyshire S44 6PN

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Auction Guide £55,000



**PROPERTY FOR SALE BY THE MODERN METHOD OF AUCTION THIS IS A GREAT OPPORTUNITY...to purchase this delightful limestone fronted property dating back to the 17th Century.**

**Situated in the popular town of Bolsover, the property is located in the heart of the market place and offers a great business premises for an existing or new business to thrive.**

**This freehold property and the business are both included in the sale along with everything needed to continue running the business as a successful sandwich shop. However, as the property is freehold it offers the flexibility for you to make the premises your own.**

**Do not miss out on this unique opportunity to own a piece of local history.**

**TO ARRANGE A VIEWING PLEASE CALL PINWOOD PROPERTIES ON 01246 810519**

- **FREEHOLD**
- **ATTRACTIVE LIMSTONE FRONTED SHOP DATING BACK TO THE 17th CENTURY**
- **CAN BE SOLD AS A FULLY FITTED BUSINESS**
- **SITUATED IN THE POPULAR MARKET PLACE WITH ADJACENT RETAILERS**
- **FIVE STAR FOOD HYGIENE RATING**
- **AN OPPORTUNITY TO OWN A PIECE OF HISTORY**
- **ESTABLISHED SANDWICH SHOP**
- **CCTV AND ALARM SYSTEM**
- **HOMEMADE HOT AND COLD FOOD**

### **Shop front**

10'8" x 17'5" (3.26 x 5.33)

Offering a refrigerated display counter and preparation area.

### **Kitchen**

8'0" x 8'7" (2.45 x 2.62)

fully equipped kitchen with double sink, freestanding oven and hob. Microwave, dishwasher, fridges.

### **WC**

3'1" x 3'10" (0.96 x 1.19)

with WC and sink

### **Store**

2'6" x 3'11" (0.78 x 1.2)

### **First Floor Room**

There is a first floor room above the shop which could be used as storage. There is no fixed staircase access to this floor.

### **General Information**

FREEHOLD

A list of items to be included in the sale is available

### **AUCTION CONDITIONS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

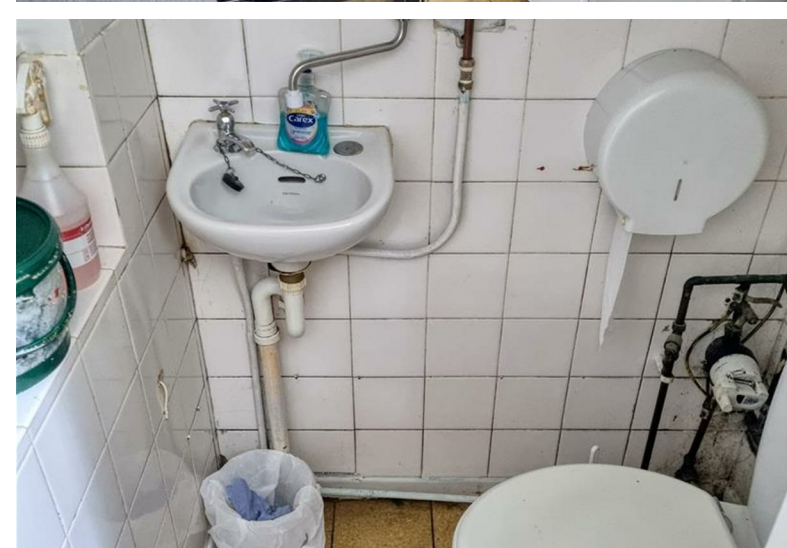
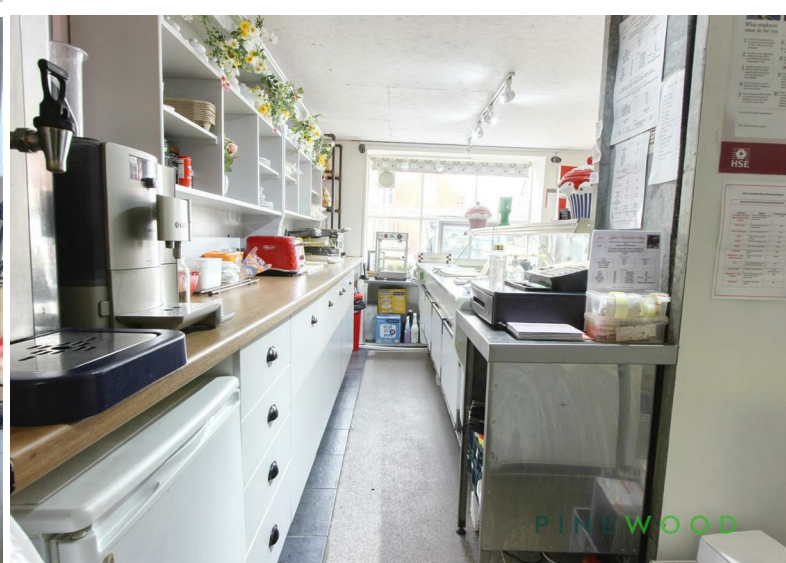
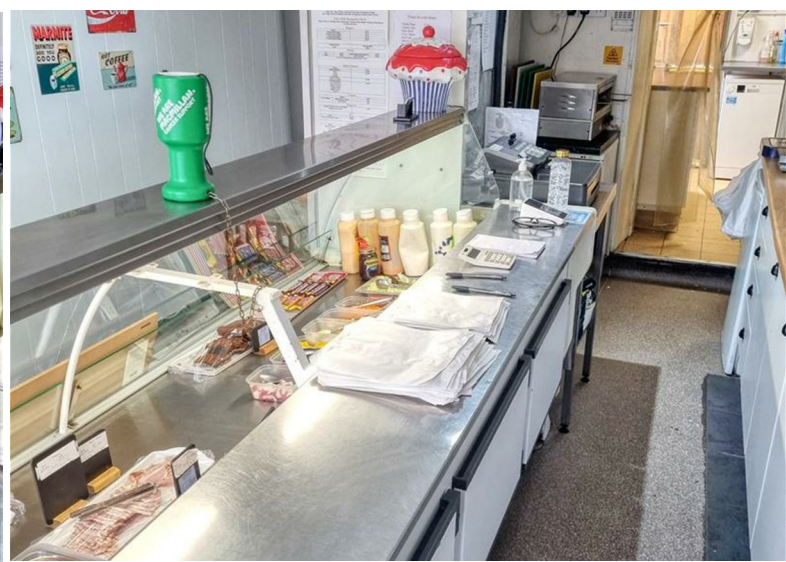
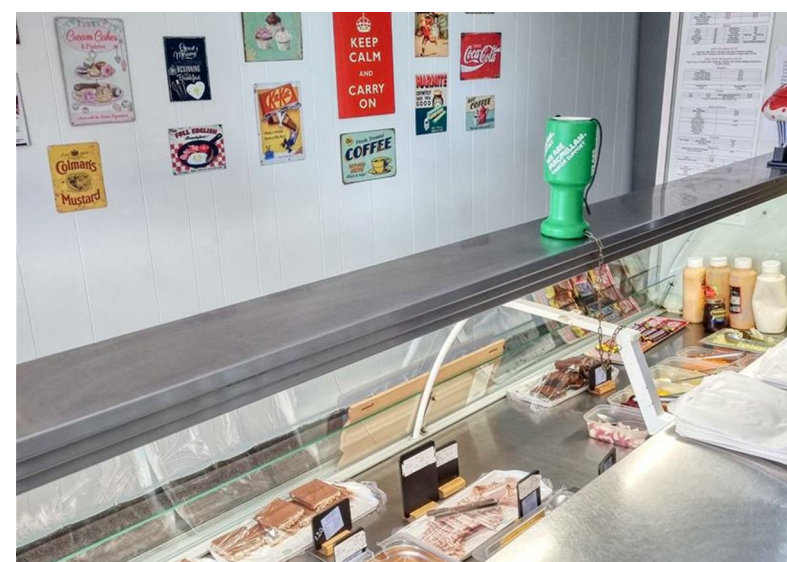
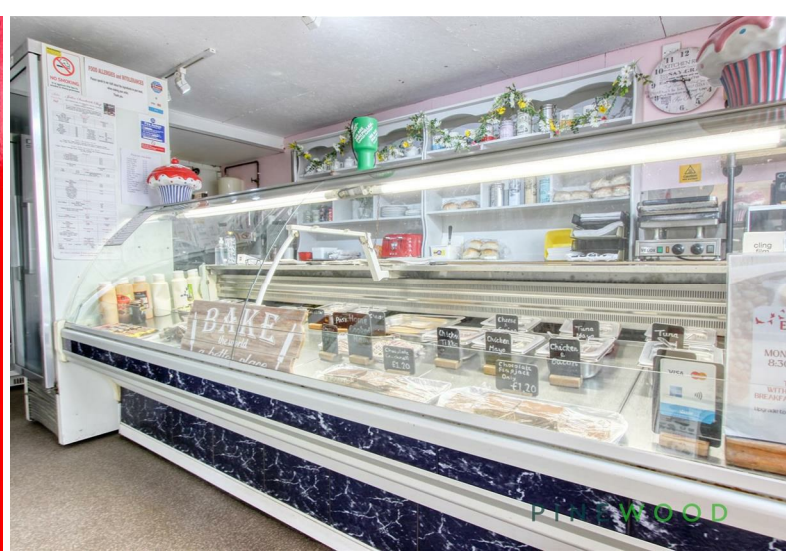
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price

including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

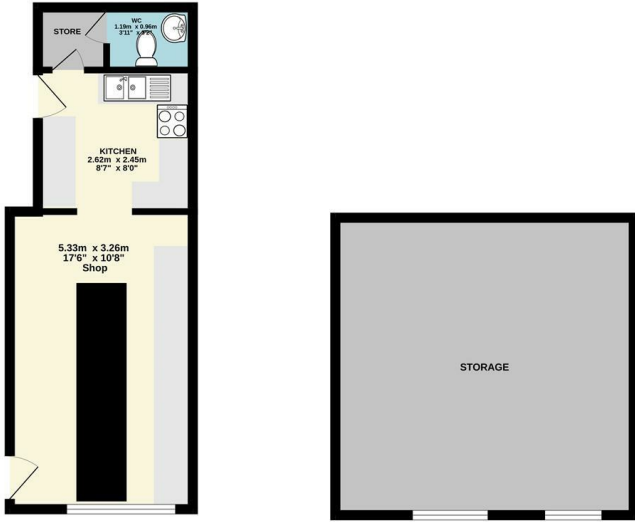
### **Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

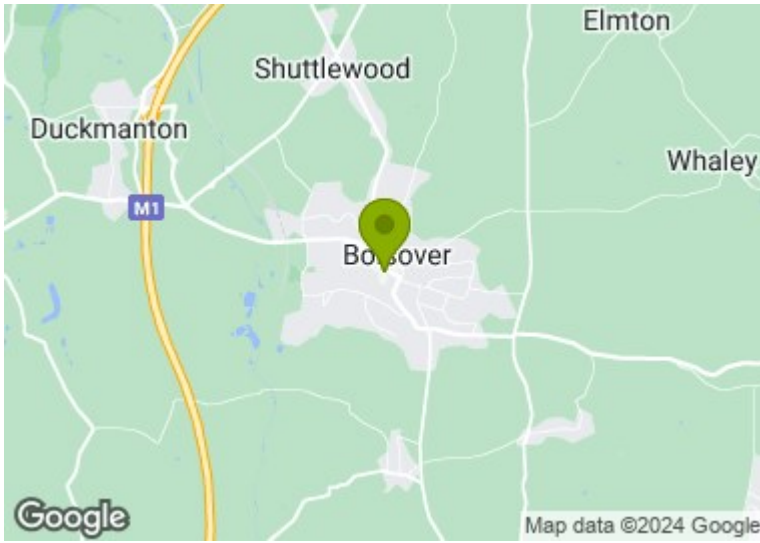


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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