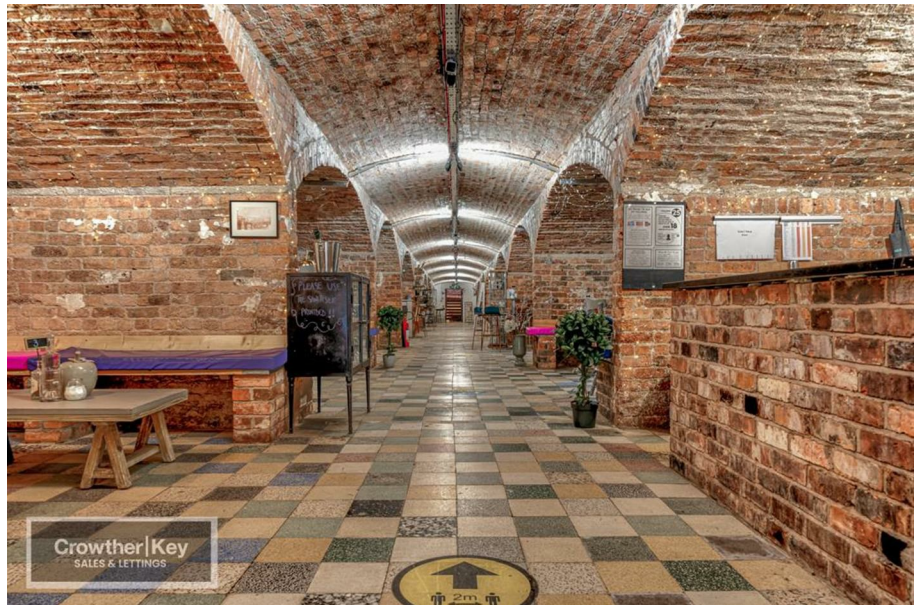


Crowther|Key

SALES



£995,995



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Hogshaw Mill Fairfield Road
Buxton SK17 7DJ



Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Sitting Tenant in The Arches on a long term lease paying £2000 PCM.

Introducing a rare and exceptional investment opportunity in the heart of Buxton's town centre. This impressive commercial property, a converted old mill, is now available for sale, offering a versatile mixed-use space that seamlessly blends historical charm with modern functionality. Situated on Fairfield Road, this property presents an asking price of £995,995.00, making it a lucrative prospect for astute investors and entrepreneurs.


Convenience is key, and this property boasts an enviable location, with a myriad of amenities within close proximity. Just a stones throw away, you'll find the bustling Spring Gardens Shopping Centre, providing easy access to a diverse range of retail options. Additionally, the property is within walking distance of the Buxton Opera House, Pavilion Gardens, and the renowned Buxton Film, offering a vibrant cultural scene for both locals and visitors to enjoy.

Transport links are abundant, with the Buxton railway station a mere 0.48km away, ensuring effortless connectivity to the wider region. For daily essentials, you'll find Sainsburys and Morrisons supermarkets within 0.69km.

Furthermore, the property is surrounded by picturesque parks and green spaces, including Ashwood Park, Hogshaw Rec, and The Slopes, providing tranquil retreats for relaxation and outdoor activities. The nearby Buxton library and post office, along with various local attractions and natural tourist spots, add to the appeal of this prime location.

Boasting a unique blend of historical character and contemporary functionality, coupled with its strategic location, this commercial property on Fairfield Road presents an unparalleled opportunity for discerning investors seeking a prosperous and vibrant venture in the heart of Buxton. Don't miss out on the chance to secure this exceptional property in a prime location.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CALL US ON 01298 214441 OR EMAIL sales@crowtherkey.co.uk