



46 High Street  
Buxton



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

**46 High Street**  
Buxton  
Derbyshire, SK17 6HB



**Offers In The Region Of**  
**£249,995**

**RETAIL.**

Currently let out to chain retailer.

**Shop**

With double frontage shop frontage with two bay windows to front and front entrance door.  
Spotlight lighting. Door through to:

**Rear Store with WC**

Stairs leading to cellar.  
Recently installed Wc with wash hand basin

**Cellar**

Great sized useful storage space with power and lighting.

**RESIDENTIAL.**

Currently ran as a successful holiday let.

**Communal Entrance Hallway**

Communal entrance with stairs leading to:

**Private Entrance Hallway**



Buxton - 0129827524



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# Accommodation

## Lounge

Double glazed wooden sash style window to front. Spotlight lighting. Radiator. Useful storage cupboard with electric sub meter.

## Kitchen

Fitted with a matching range of wall and base units with drawers and work surface over incorporating circular sink with mixer tap over. Matching breakfast bar seating area. Wall mounted 'Valliant' boiler. Tiled splashbacks. Inset microwave. Space and plumbing for washing machine and space for undercounter fridge. Four ring gas hob with electric oven and extractor hood over. Sash style window to front.

## First Floor

Stairs leading to second floor

## Bathroom

Fitted with a Wc, wash hand basin, inset jacuzzi style bath and fully tiled walk in shower cubical. Heated towel rail. Sash style window to front. Two storage cupboards. Extractor fan

## Bedroom

Sash style window to front. Radiator. Built in wardrobes.

## Second Floor Landing

Velux window to front. Shelving and storage area.

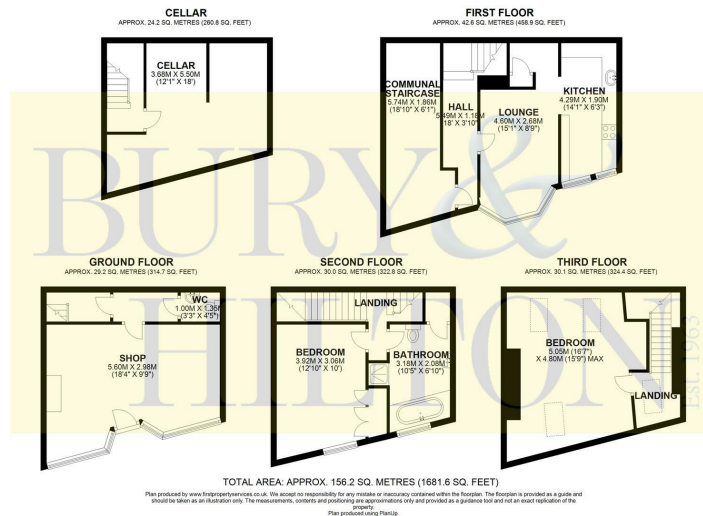
## Bedroom

With two velux windows to rear and one velux to front. Eaves storage. Radiator.

FREEHOLD

EPC- RESIDENTIAL C COMMERCIAL 45 B

HPBC- CURRENTLY DELETED. PREVIOUSLY BAND A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		73	75
EU Directive 2002/91/EC			

## Agents Notes

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