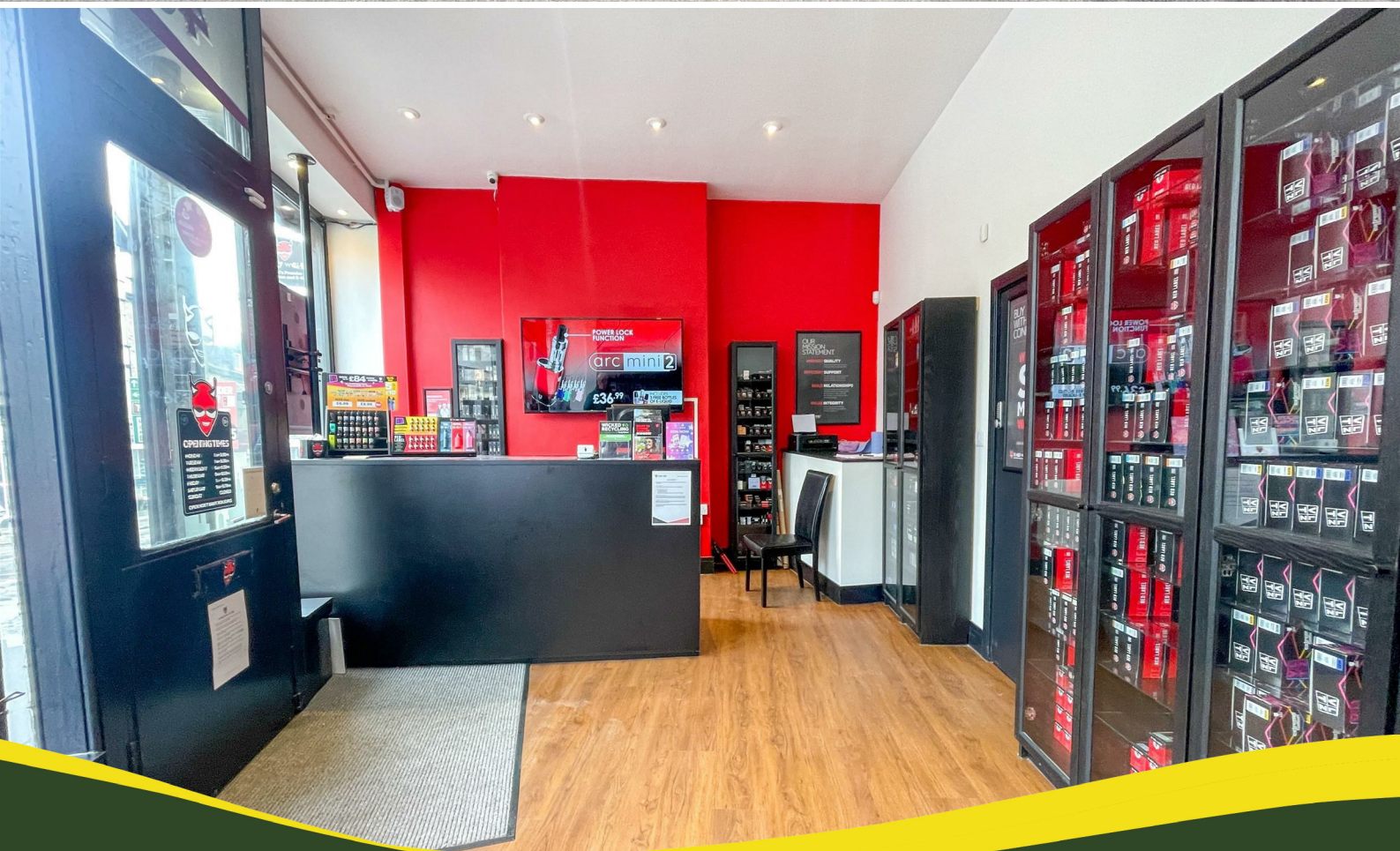




46 High Street  
Buxton



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

# 46 High Street Buxton Derbyshire, SK17 6HB



**\*\* SHOP WITH APARTMENT ABOVE \*\***

Bury and Hilton are delighted to offer for sale this mixed used property with double fronted commercial retail unit with great footfall and passing traffic along with a residential apartment above offering huge potential for a dual income.

To the ground floor is the commercial area, with shop frontage and storage cellar which is currently

## Offers In The Region Of £249,995



Leek - 01538 383344



leek@buryandhilton.co.uk

### RETAIL.

Currently let out to chain retailer.

### Shop

19'11 x 11'5

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

### Lounge

15' x 8'9

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

### Kitchen

13'7 x 6'1

Fitted with a matching range of wall and base units with drawers and worksurface over incorporating circular sink with mixer tap over. Matching breakfast bar seating area. Wall mounted 'Vaillant' 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.



| 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                     |         |           |

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## 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.



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