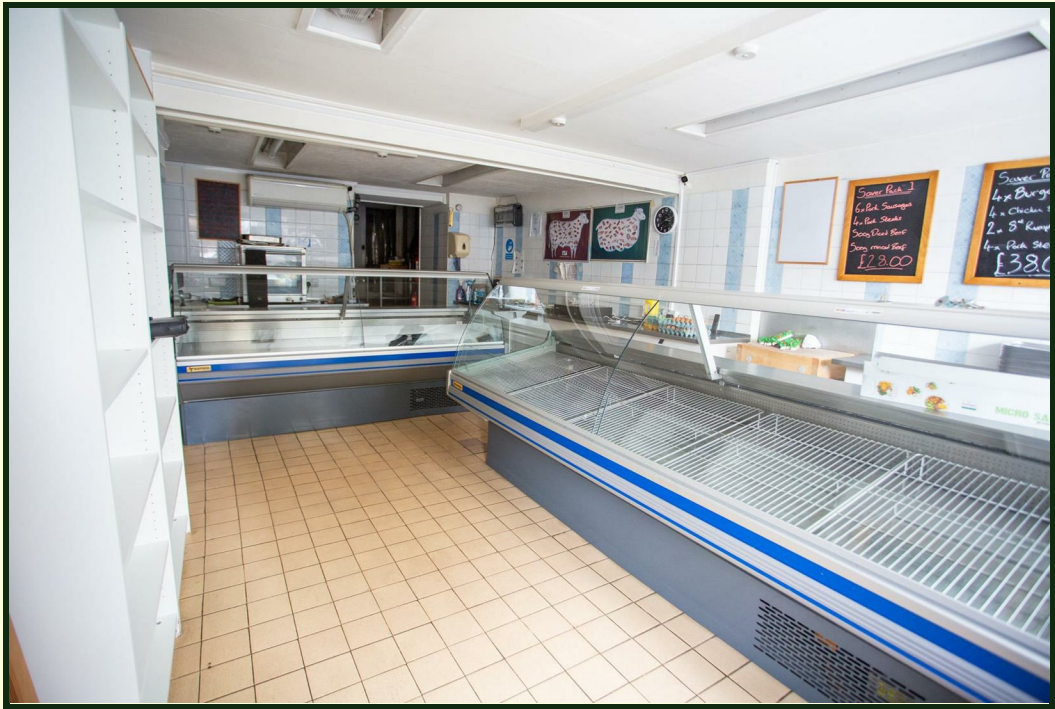




DERBYSHIRE'S
— Estate Agents —

Flat, 20 Holyrood Street, Chard, TA20 2AH

A versatile mixed-use property comprising a ground floor commercial shop, currently fitted out as a butchers, together with a spacious three-storey, two-bedroom residential flat above. The property benefits from separate access to both the commercial and residential accommodation, with an internal lockable door providing additional flexibility. The shop offers a prominent High Street frontage, large bay window, rear store room, walk-in fridge and rear access, while the well-proportioned flat provides a spacious lounge, kitchen/dining room, shower room, two double bedrooms and a further bathroom. To the rear is useful outside space accessed from the dining room. An ideal opportunity for an owner-occupier, investor or purchaser seeking a property combining both commercial and residential accommodation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	61		
	22		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

- MIXED USE COMMERCIAL & RESIDENTIAL PROPERTY
 - Shop and two bedroom flat
 - Seperate access doors
 - Rear garden
 - High footfall area of Town
 - Vacant possession
 - Butchery fixtures & fittings availablr by seperate negotiation if required

Flat, 20 Holyrood Street, Chard, TA20 2AH
£150,000

MIXED USE COMMERCIAL & RESIDENTIAL PROPERTY

An exciting opportunity to acquire a mixed-use property comprising a ground floor commercial shop, currently fitted and equipped as a butchers shop, together with a spacious three-storey, two-bedroom residential flat above. The property offers excellent versatility for an owner-occupier, investor or purchaser looking to combine a commercial business with residential accommodation.

The property benefits from two separate access doors, providing independent access to the commercial and residential elements, together with an internal lockable door between the two units.

The ground floor commercial premises are accessed directly from the High Street through their own front entrance and comprise a shop front with a large bay display window. To the rear is a useful store room, complete with walk-in fridge, along with a further door providing access to the rear of the property. The premises are currently arranged and fitted

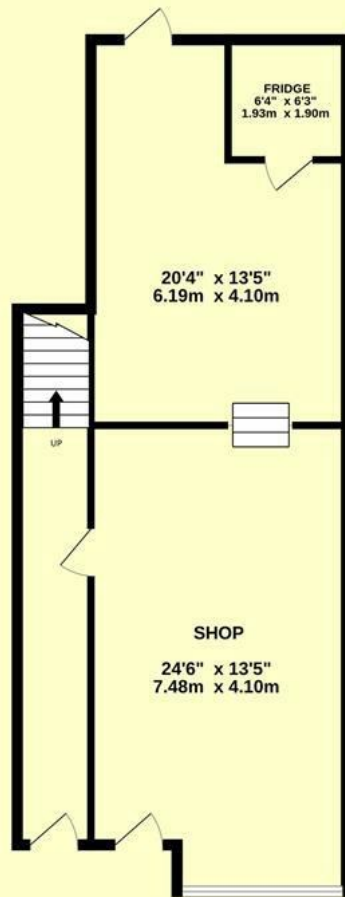
out for use as a traditional butchers shop, although the space may offer potential for a variety of alternative commercial uses, subject to any necessary consents.

The residential accommodation is accessed via a flight of stairs from the ground floor and opens into a particularly spacious lounge area. From here, doors lead through to the kitchen/dining room and shower room. The second floor provides two double bedrooms, while the third floor offers a further bathroom fitted with a bath, WC and wash hand basin.

A further feature of the property is the outside space to the rear, which is accessed directly from the dining room and provides useful external amenity space for the residential accommodation.

Offering the potential to combine commercial premises with residential living, this is a versatile property with a range of possible uses and is ideally suited to purchasers seeking a property with both business and residential opportunities.

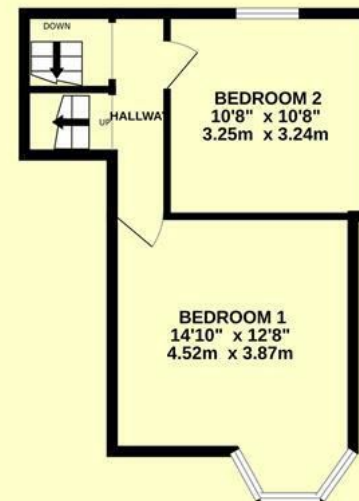
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



3RD FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.7 sq.m.) approx.

Whilst 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 such by 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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Directions -





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