



46 High Street

, Buxton, SK17 6HB

Offers in the region of £250,000



PHONE LINES OPEN 9AM-9PM, MONDAY TO SATURDAY – SUNDAYS 10AM-2PM

"Every accomplishment starts with the decision to try." – John F. Kennedy

An exceptional opportunity to acquire a versatile town-centre property offering a combination of immediate rental income and exciting future potential. The ground floor is let to an established national chain retailer, providing a commercial rental income, while the upper floors are successfully operated as a holiday let, generating additional residential accommodation income.



Denise White Estate Agents Comments

This is a particularly interesting and versatile property, offering a combination of established commercial use, successful holiday accommodation and genuine flexibility for the future.

The ground floor is currently let to an established chain retailer, whilst the upper floors have been successfully operated as a holiday let by the current owner. The property has also benefited from a number of improvements, most notably the separation of the utilities, with the works completed and signed off by the relevant authorities. This provides a purchaser with a well-considered arrangement and considerably more flexibility going forward.

The upper floors are particularly appealing as they offer far more than simply holiday accommodation. They could continue in their current use, subject to any necessary requirements, or could provide an excellent permanent residence or second home in the very heart of Buxton. The ability to have accommodation above a commercial premises, with the town centre immediately on the doorstep, opens up a number of possibilities.

The location is another significant attraction. Positioned just off Buxton Market Place, the property is ideally placed for enjoying the town's excellent range of independent shops, cafés, restaurants and amenities, whilst the commercial element benefits from the excellent footfall associated with such a central position.

For us, the real strength of this property lies in its flexibility. It offers an established arrangement that can continue to work successfully, whilst also providing the opportunity for a purchaser to consider alternative uses and make the property work around their own requirements, subject to the necessary consents.

Properties offering this combination of position, established use and future flexibility rarely come to the market, and we believe this is an opportunity that will appeal to both investors and purchasers looking for something a little different from the usual town-centre property.

Location – Buxton

Buxton High Street is situated within the historic heart of Higher Buxton, leading directly towards the Market Place, the focal point of this vibrant part of town. The area is characterised by attractive period buildings and a diverse mix of independent shops, cafés, restaurants, pubs and local businesses.

The High Street benefits from regular pedestrian activity, with the nearby Market Place hosting traditional markets every Tuesday and Saturday, as well as a programme of specialist markets and events throughout the year.

The location offers an appealing combination of historic character, established local trade and visitor footfall, making it an attractive setting for both commercial and residential property. Higher Buxton is recognised for its independent and varied character, with the Market Place providing an important focal point for the surrounding town centre.

Why we LOVE this proeprty!

We love this property because it gives you the chance to own a piece of the very heart of Buxton, with the town's Market Place and everyday amenities right on the doorstep.

There is something particularly appealing about a property that can adapt to suit the person who buys it. Whether you are looking for an investment, a base in Buxton, a second home or a combination of the two, this property gives you the freedom to decide how you want it to work for you.

The successful holiday-let use also adds an exciting dimension, allowing a new owner to take advantage of the property's excellent central location and the continuing appeal of Buxton as a destination.

For us, it is the flexibility and the location that really set this property apart. It is a building with character, purpose and possibilities, and one that could be enjoyed in a number of different ways for years to come.

RETAIL AREA

Currently let out for £560 pcm which increases to £580 on year 3. 5 year lease signed with 2 years and 6 months remaining.

Trading Area 20'5 x 13'11 (6.22m x 4.24m)

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

Rear Store

Stairs leading to cellar.

Wc

Low level WC with wash hand basin.

Lower Ground Floor- Cellar 19'12 x 14'3 (5.79m x 4.34m)

Great sized useful storage space with power and lighting.

Residential

Currently ran as a successful holiday let.

Accessed via a communal entrance hallway with stairs leading to the first floor.

Private Entrance Hallway

Carpet flooring. Alcove shelving. Staors off leading to second floor. Doors off leading to:-

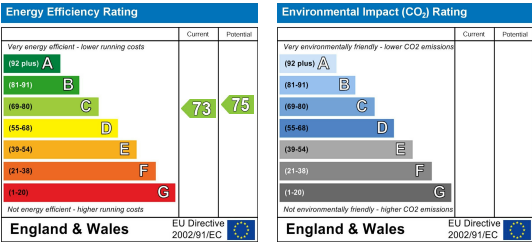
Area Map



Floor Plans



Energy Efficiency Graph



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