



Crown Pole House Market Place, Mottram, SK14 6JD

£575,000

An Exceptional Mixed-Use Investment & Lifestyle Opportunity in the Heart of Mottram Village.

Positioned in the very centre of Mottram Village, this rare and highly versatile mixed-use portfolio presents a unique opportunity for investors, business owners, or those seeking a lifestyle purchase with strong income potential. Combining multiple established revenue streams with beautifully appointed residential accommodation, this is a property that effortlessly blends commercial return with modern living.

The portfolio is currently generating an approximate annual income of £31,480, with further scope to enhance or reconfigure depending on a buyer's requirements.

At ground level, the property comprises two well established commercial units. The first is currently operating as a beauty salon, thoughtfully arranged with two treatment rooms, kitchenette and shower room, and producing an annual income of £7,800. The second unit is a versatile retail space with a hairdressing salon to the rear, together generating a combined income of £13,780 per annum. Both premises benefit from a prominent village position, attracting consistent footfall from the local community.

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Externally, the property continues to impress with a private courtyard garden, complete with a fully insulated garden room. This space is perfectly suited as a home office, studio, or even an additional beauty or treatment space - ideal for those looking to run a business from home while maintaining separation from the main commercial units.

Why Mottram Village?

Mottram is a charming and well-connected village on the edge of the Peak District, offering the perfect balance between countryside living and commuter convenience. With easy access to nearby towns such as Hyde and Glossop, as well as direct routes into Manchester, the location is ideal for both business and residential tenants.

The village itself offers a welcoming community atmosphere, local shops, cafés, and traditional pubs, while the surrounding countryside provides endless opportunities for walking and outdoor pursuits in the nearby Peak District National Park.

Ground Floor Flat

Kitchen. Lounge. Bedroom and Shower Room.

Beauty Salon

Two Treatment Rooms. Kitchenette. Shower Room.

Retail/Hairdressers

Large Shop Premises. Kitchenette. WC.

First Floor Flat With Annexe

Lounge. Dining Room. Kitchen. Bedroom With Fitted Wardrobes and Four Poster Bed. Bathroom With Sunken Corner Bath With WC and Two Sinks.

Stairs lead up from dining room to first floor annexe comprising of lounge, bedroom, kitchenette and bathroom.

Outside

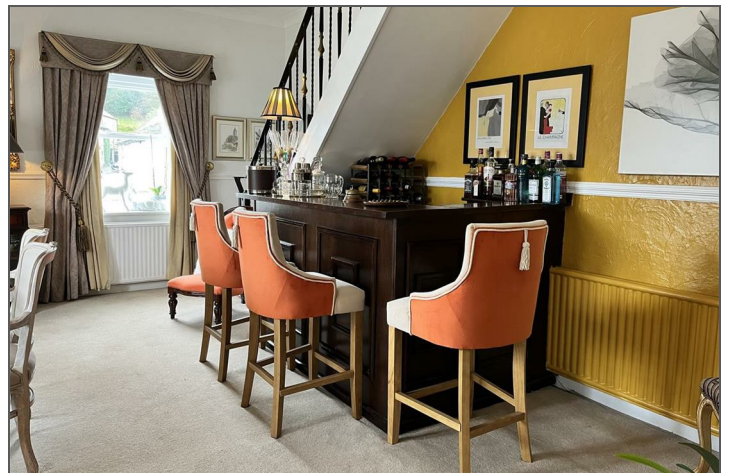
Courtyard Garden with private courtyard garden, complete with a fully insulated garden room.

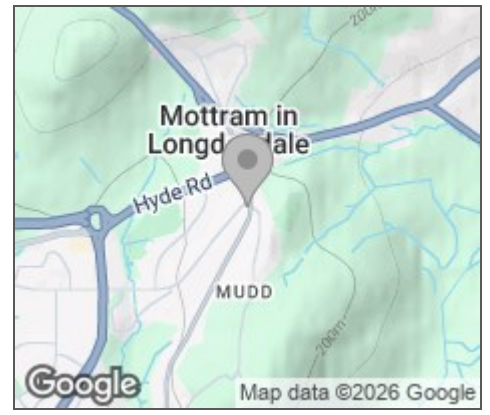
Additional Information

Tenure:

EPC Ratings: TBC

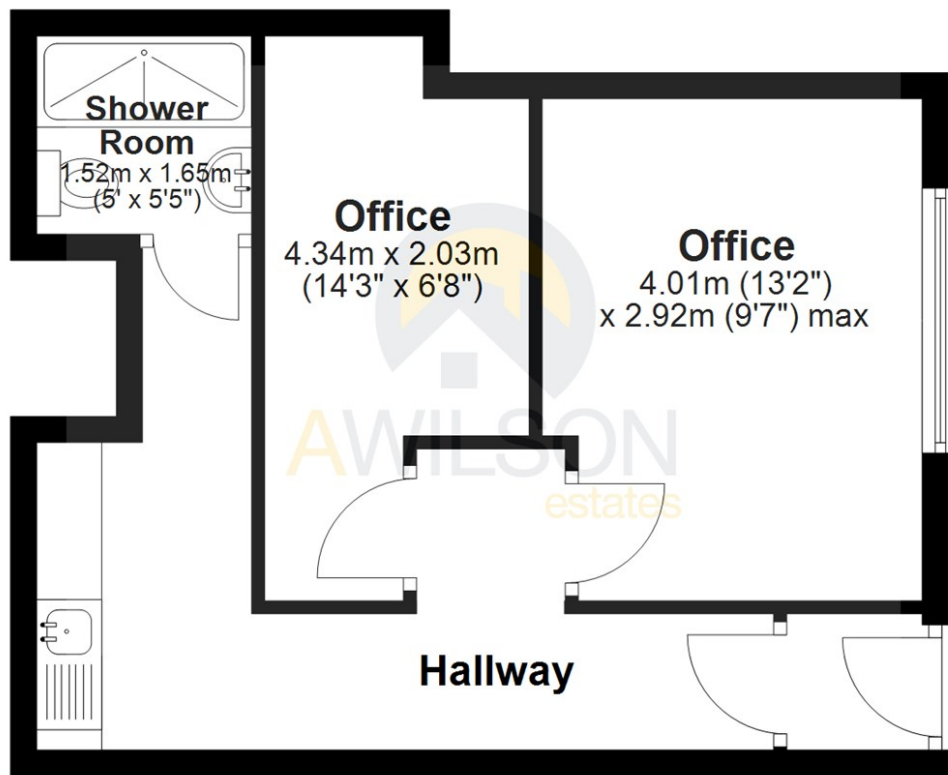
Council Tax Bandings: TBC





Office/ Salon

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 24.6 sq. metres (264.7 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			55	64			

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