



52 High Street
Buxton



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

52 High Street
Buxton
Derbyshire, SK17 6HB



****EXCELLENT INVESTMENT OPPORTUNITY**** Bury and Hilton are delighted to bring to the market this deceptively spacious property comprising of ground floor business premises with shop frontage and rear store, with FIVE letting rooms previously ran as a successful HMO with shared fitted kitchen diner and bathroom. With accommodation over four floors plus useful storage cellar. Located close to the town and all amenities. Viewing is essential. Offered for sale with no onward chain. Please note, the business to the ground floor is unaffected. Accounts and figures available upon serious interest.

Offers In The Region Of
£195,000

Buxton - 0129827524

buxtonhomes@buryandhilton.co.uk

Ground Floor- Retail Space

Glazed entrance door and window to front. Power and light.

Inner Hallway

Stair case to first floor. Door leading to the rear yard.

Store Room

Original built in storage cupboard. Fitted shelving. Door to cellar.

Cloak Room

Fitted with a dual flush wc and window to rear.

Lower Ground Floor- Cellar

A useful storage space with good head height. Domestic meters and electricity fuse board. Power and light.

First Floor Landing

With doors off and staircase to second floor.

Kitchen

Fitted with a matching range of base and eye level units with drawers and fitted working surfaces. Incorporating a single stainless steel sink unit and drainer. Electric cooker fitted with tiled splash backs. Plumbing for automatic washing machine. Fitted shelving. Space for dining suite and fridge freezer. Electric heater. Two sealed unit double glazed windows to rear.

Letting Room One

Bay window to front. Electric heater. Picture rail.

Bathroom

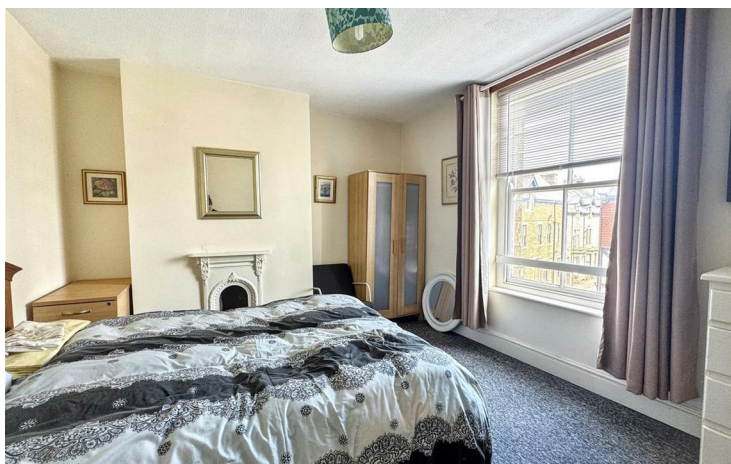
Fitted with a suite to comprise: panelled bath with shower over and tiled splash backs. Dual flush wc and pedestal wash hand basin. Upvc double glazed window to rear.

Second Floor- Landing

Staircase to third floor.

Letting Room Two

Window to rear. Electric heater. Single wardrobe. Original cast iron fireplace.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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