

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

Country Choice, Main Road, Grindleford,
Hope Valley S32 2JN



- Freehold Shop & Flat in Rural Location
- Superb 2 Bedroom Flat on First Floor
- Ideal Life Style Opportunity for Owner Occupier

www.crosthwaitecommercial.com

LOCATION

The premises are located in Grindleford village centre, some 10 miles south west of Sheffield City Centre in the heart of the Peak District National Park. The area is a popular tourist location, being only 6 miles north of Chatsworth House. At present the village has limited shopping facilities with only Hunters Bar Vets and Derwent Art Gallery nearby.

DESCRIPTION

The property comprises a substantial stone built 3 storey building with a large yard to the rear. At ground floor is a shop unit which has been well fitted out to provide high quality sales space with a double shop frontage, air conditioning and intruder alarm.

To the rear there is a kitchen area, office and WC.

At lower ground floor, which has the benefit of lift access, is a further storage area. In addition, with a separate entrance from the rear yard, is a large store/workshop area suitable for a variety of uses.

At first floor level, with a separate entrance from the Main Road frontage, is a self-contained flat providing 2 double bedrooms, large kitchen, bathroom and living room. This has a gas fired central heating system and double glazing.

ACCOMMODATION (Approx net internal areas)

Ground Floor

| | | |
|------------|-----------|-----------|
| Sales Area | 610 sq ft | 56.7 sq m |
| Kitchen | 100 sq ft | 9.3 sq m |
| Office | 55 sq ft | 5.1 sq m |

Lower Ground

| | | |
|---------|-----------|-----------|
| Storage | 544 sq ft | 50.4 sq m |
|---------|-----------|-----------|

First floor

| | | | |
|-------------|--------------|---|--------------|
| Living Room | 12 ft 11 ins | X | 15 ft 3 ins |
| Kitchen | 13 ft 5 ins | X | 10 ft 0 ins |
| Bedroom 1 | 14 ft 3 ins | X | 11 ft 2 ins |
| Bedroom 2 | 13 ft 7 ins | X | 11 ft 10 ins |
| Bathroom | 8 ft 9 ins | X | 6 ft 5 ins |



FREEHOLD

Offers in the region of **£325,000** are invited for the benefit of the freehold interest.

VAT

We understand that VAT will not be payable.

RATING

The 2017 rating assessment is: -

Shop and Premises R.V. £6,500

100% small business rates relief may be available, subject to status.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from Martin Crosthwaite at the joint agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

JOINT AGENT

Alastair Campbell at Campbell & Co.
Tel: 0114 276 5551



SUBJECT TO CONTRACT AND AVAILABILITY

Revised April 2018