



## 104 Buxton Road

104 Buxton Road, Whaley Bridge, High Peak, SK23 7JH

**Investment opportunity,  
suitable for a variety of uses.**

**801 sq ft**  
(74.42 sq m)

- RETAIL
- RESIDENTIAL
- KEY CROSSROAD LOCATION
- STREET VIEW
- MULTI FUNCTIONAL

# 104 Buxton Road, Whaley Bridge, High Peak, SK23 7JH

## Summary

Available Size	801 sq ft
Price	£175,000
Rateable Value	£5,100
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a traditional stone and slate mid-terraced building which has accommodation on basement, ground and first floor levels. The ground floor has a retail frontage and within the main building is open plan, with to the rear a kitchen that is a single-storey timber construction. To the first floor there is a large room to the front that is the full width of the building and the smaller second room is alongside the staircase through which the bathroom is accessed. The bathroom has a full set of bathroom fittings. The basement area has two rooms, of which the rear area has a door to outside and the front area that is not utilised and has an arch stone ceiling and is suffering from considerable dampness. We have not included this front area within our stated floor areas. At the rear of the building is a small area of ground accessed from the basement and at the rear of the garden is Randall Carr Brook, a river which runs into the River Goyt a short distance to the north.

## Location

The property is located in the town of Whaley Bridge in the High Peak district of Derbyshire. Whaley Bridge is approximately 16 miles (25 km) south-east of Manchester, 5.6 miles (9 km) north of Buxton and 7.5 miles (12 km) north-east of Macclesfield. The majority of shops are located along the main road through the town which is the A5004 known as Market Street to the north where the main retail area is, and Buxton Road to the southern part of the town. The part of the town in which this property sits is known as Horwich End or New Horwich and the property is located at a major road junction where the B5470 crosses the A5004 and provides links to Chapel-en-le-Frith and Macclesfield.

## Accommodation

The accommodation comprises the following areas:

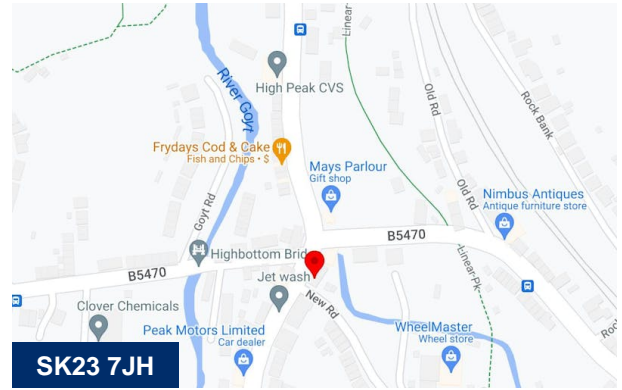
Name	sq ft	sq m
Ground	425	39.48
1st	291	27.03
Basement	85	7.90
<b>Total</b>	<b>801</b>	<b>74.41</b>

## Viewings

Strictly by appointment with sole agents HALLAMS.

## Terms

The property is available by way of a freehold disposal.



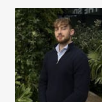
## Viewing & Further Information



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