

FOR SALE BY AUCTION



RETAIL PREMISES

Approx 144m² (1,566 sq ft)

**21 High Street
Chapel en le Frith
High Peak
Derbyshire SK23 0HQ**

- Upper floors suitable for residential conversion (STP)
- Popular location
- Online auction with Pugh with bidding starting 10am Tuesday 21st May 2024 and ending Wednesday 22nd May 2024

LOCATION

The property fronts onto High Street which comprises a mixture of residential housing and a variety of independent and national retailers including a number of pubs, restaurants and Co-op. Chapel en le Frith is a popular location situated 15 miles south of Stockport and 7 miles north of Buxton on the edge of the peak District National Park.

DESCRIPTION

The property comprises a vacant end terrace building comprising a former pharmacy with accommodation arranged over ground, first and second floors extending to approximately 144m² (1,566 sq ft). The upper floors may be suitable for residential conversion, subject to necessary consents.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

Ground Floor	72m ²	(780 sq ft)
First Floor	32m ²	(345 sq ft)
Second Floor	40m ²	(441 sq ft)
TOTAL	144m²	(1,566 sq ft)

TENURE

Freehold under title no DY424993.

GUIDE PRICE/AUCTION

The property is guided under Auction terms at **£75,000 plus**. The sale is via online auction with Pugh with bidding starting 10am Tuesday 21st May and ending on Wednesday 22nd May 2024.

To download a legal pack and register to bid, please visit Pugh's website via the following link:-

<https://www.pugh-auctions.com/property/35310>



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the joint agents:

W T Gunson

Neale Sayle neale.sayle@wtgunson.co.uk

Matt Styles matthew.styles@wtgunson.co.uk

Tel: 0161 833 9797

Pugh & Company

Edward Feather

Edward.Feather@pugh-auctions.com

Hannah Keogh

Hannah.Keogh@pugh-auctions.com

Tel: 08442 722 444

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