



FOR SALE

Mixed Use

£135,000

ADDRESS

100a Mansfield Road
Alfreton
Derbyshire
DE55 7JP

Location

This property is situated on Mansfield Road; minutes from both the M1 and Alfreton train station. Alfreton is a town and civil parish in Amber Valley, Derbyshire based in the East Midlands, England, adjoining the Bolsover and North East Derbyshire districts.

Description

An opportunity to purchase a mixed use property currently trading as an established fish fryers business on the ground floor with substantial residential space across the ground and first floors as well as two single story garages to the rear. The property is a large two storey end terrace property of traditional brick construction, with a pitched roof above.

SIZE

Investment Analysis:

The business has been operating in excess of 20 years with the majority of its incoming being from repeat business with customers from the local area. There is versatile accommodation throughout, which given the right programme of renovation and subject to the necessary planning permissions, could be adjusted into a stand alone commercial space as well as a residential accommodation set over the part of the ground floor and across the first floor.

FEATURES

- Mixed Use Property
- Well Established Business Trading Over 20 Years
- Minutes From Alfreton Train Station
- Expansive Residential Accommodation
- Development Opportunity
- 2 x Single Storey Garages
- Double Glazing Throughout
- Gas Central Heating
- Buyer's premium payable

The property comprises a well stocked takeaway and commercial kitchen with hot plates, fridges, fryers, freezers, vertical grills, low level storage and stainless steel work surfaces. The commercial space is accessible via Mansfield Road. To the rear of the property there is a kitchen and lounge space as well as a downstairs WC. Upstairs there are four large bedrooms (one presently being used as a second lounge). To the rear of the property there are two garage spaces for storage purposes.





Energy Performance Certificate (EPC)

Full details available upon request.

Energy Efficiency Rating

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





Residential: Ground Floor

- Rear Hallway and Toilet – 4.4 sq m/ 47.36 sq ft
- Rear Kitchen – 11.98 sq m/ 128.95
- Hallway – 8.92 sq m/ 96 sq ft
- Front reception room – 11.90 sq m/ 128 sq ft
- Stairs – 4.92 sq m/ 53 sq ft

Total - 42sq m / 453sq ft

Residential: First Floor

- Front left bed – 15.98 sq m/ 172 sq ft
- Front right bed/ living room – 14.47 sq m/ 155 sq ft
- Middle bedroom – 11.05 sq m/ 118 sq ft
- Hallway – 7.2 sq m/ 77 sq ft
- Rear bedroom – 10.07 sq m/ 108 sq ft
- Bathroom – 4.69 sq m/ 50 sq ft

Total - 63sq m/680sq Ft

Commercial: Takeaway

- Main Kitchen – 34 sq m/ 365 sq ft
- Rear Preparation rooms – 4.6 sq m/ 49 sq ft

Total Retail – 38.6 sq m/ 415 sq ft

Services, Council Tax & Tenure

Tenure: Freehold.

The property is rated in Council Tax Band A. Council Tax payable (2018/19) is approximately £1,167.

We understand the property to have mains electricity, water and drainage. Prospective purchasers are encouraged to make their own inspections.

VAT

Non Applicable

Buyers Premium

Please note a buyer's premium of 1% (min. £900) inc. VAT will be payable in connection with a purchase of any property for sale with John Pye Property.

Please take into account when offering on a property that this will be payable on top of the agreed purchase price.



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