#### JOHN PYE PROPERTY

Marketing Particulars

#### Contact

Hayley Riley MNAVA 0115 970 6060

## John Pye Property



# FOR SALE Mixed Use

#### **ADDRESS**

100a Mansfield Road Alfreton Derbyshire DE55 7JP

#### SIZE

#### **FEATURES**

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

#### 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.

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.

£135,000

#### 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.

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.



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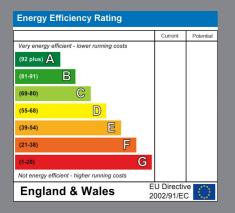








## Energy Performance Certificate (EPC) Full details available upon request.















# John Pye Property

#### Residential: Ground Floor

- Rear Kitchen 11.98 sq m/ 128.95 Hallway 8.92 sq m/ 96 sq ft
- Front reception room 11.90 sq m/ 128

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

- Rear Preparation rooms 4.6 sq m/ 49

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. 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.



#### Head Office

James Shipstone House, Radford Road, Nottingham, NG7 7EA

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