



High Street  
Stanton Hill, Sutton-In-Ashfield NG17 3GA

A MIXED USE COMMERCIAL UNIT ON A  
PROMINENT HIGH STREET LOCATION.

**Guide Price £100,000 Freehold**



\*\*\*GUIDE PRICE £100,000 - £110,000\*\*\*

Robert Ellis are please to bring to the market this mixed use property. Situated in a prominent position on Stanton Hill's busy High Street, this versatile mixed-use freehold property offers an excellent opportunity for business owners or investors seeking spacious commercial premises with first-floor living accommodation. The ground floor features a generous retail area with a full-width UPVC shopfront, tiled flooring and open customer space leading through to additional rear store and kitchen/preparation rooms, providing ample room for a variety of commercial uses. A staircase from the rear store leads to the first floor where you will find a well-proportioned living space comprising a comfortable lounge, double bedroom and a three-piece bathroom suite, making the property ideal for those looking to run a business with living quarters above or to generate rental income.

Outside, the property benefits from a rear yard offering vehicle hardstanding along with brick-built stores, adding further practicality and storage options. With mains gas heating, UPVC double glazing and excellent visibility in a busy local parade, this is a superb opportunity to acquire a flexible premises in a well-established location, offering huge potential for continued commercial use or future development, subject to the necessary permissions. Selling with NO UPWARD CHAIN.



### Main Shop

12'10 x 31'7 approx (3.91m x 9.63m approx)

Double glazed UPVC access door to the front elevation with double glazed picture window, tiling to the floor, ceiling light point, customer front facing area with spacious open kitchen and extractor units, doorway leading through to the rear store.

### Rear Store

15'8 x 7'04 approx (4.78m x 2.24m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, tiling to the floor, staircase leading to the first floor landing, doorway leading through to the rear store/kitchen.

### Rear Store/Kitchen

10'9 x 7'07 approx (3.28m x 2.31m approx)

UPVC double glazed window to the side elevation, UPVC double glazed door, double stainless steel sink with swan neck mixer tap over, tiling to the floor, tiled splashbacks, ceiling light point.

### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, panelled doors leading off to:

### Family Bathroom

5'11 x 7'06 approx (1.80m x 2.29m approx)

UPVC double glazed window to the side elevation, three piece suite comprising panelled bath, low level flush WC, pedestal wash hand basin, wall mounted radiator, tiled splashbacks, Ideal gas central heating boiler.

### Bedroom

10' x 12'8 approx (3.05m x 3.86m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobes.

### Living Room

15'03 x 12'11 approx (4.65m x 3.94m approx )

UPVC double glazed window to the front elevation, ceiling light point, wall mounted double radiator.

### Rear of Property

To the rear of the property there is a yard area providing off the road vehicle hardstanding with brick built stores.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

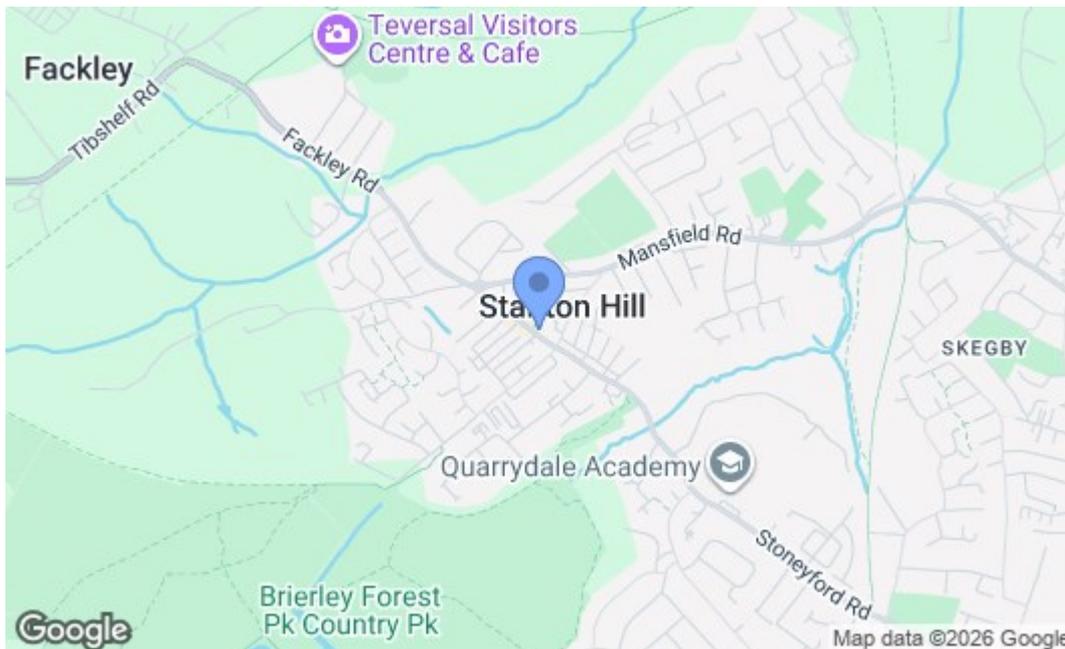
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.