



SMC
Brownill
Vickers

For Sale



Shop & Flat with Rear Stores & Parking / Land with
Development Potential in Eckington, North East
Derbyshire

Offers in the region of £295,000

152 High Street, Eckington, S21 4DR

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- Vacant shop and tenanted flat plus rear stores, garage and land
- Located on High Street in Eckington (NE Derbyshire)
- Held on a freehold basis - site area approximately 0.179 acres (725.84 sq m)
- Current income from the flat of £110 per week (£5,720 pa)
- Potential for owner occupation, reconfiguration / development (STP), or investment



Description

The property comprises an end terraced property, including a ground floor shop with separate part ground and first floor flat, rear stores (former slaughterhouse) which is part one storey and part two storey, side store, garage and parking / land.

The end terrace building provides a ground floor shop which includes corner shop frontage. The shop benefits from electric and water. There is a outside toilet to the rear for the shop. This part of the property is end terrace and is rendered brick with an artificial slate roof.

There is a two bedroom flat which is accessed to the rear, leading to a ground floor kitchen, then on to the first floor which includes a front lounge, bathroom (bath, WC, wash basin, shower), bedroom 1, and bedroom 2.

To the side is a garage. There is a small store to the rear next to the garage. And then at the back of the site is a former slaughterhouse which is broken into smaller store at ground floor, and then a further store / workshop over ground floor and first floor. The roofs are flat and a pitched slate roof.

Externally there is a side parking area for around 6-7 vehicles. There is a surfaced / part surfaced access rights to the side and rear of the site. There is stone boundary to the front and side of the property.

Location

The property is located on High Street in the Eckington area of North East Derbyshire. The property is located within walking distance of the main amenities in the centre of the Eckington with good roadside visibility.

There is public house located next door to the property, with residential predominantly within the area. The M1 motorway can be accessed via the A6135. Sheffield city centre is approximately 7.5 miles away to the north and Chesterfield is a similar distance to the south.

The immediate location is mixed, with mainly residential of various types. Notable occupiers in the area include Job Lot, Co-op Food, Eckington Swimming Pool and Fitness Centre, Eckington Library and various other shops and amenities.

The property is located close to bus stops which benefits from services to Crystal Peaks and Sheffield.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop	459	42.64
Ground - Unit 1 152b - stores	663	61.59
1st - Unit 1 152b - stores	199	18.49
Ground - Unit 2 156b (former slaughterhouse)	433	40.23
Unit - Side store	134	12.45
Ground - Flat: Kitchen	148	13.75
1st - Flat: Front Lounge	212	19.70
1st - Flat: Bedroom 1	159	14.77
1st - Flat: Bedroom 2	79	7.34
Total	2,486	230.96

Planning

We anticipate the commercial parts benefit from a Class E planning use given the established use, and the flat from residential use, although note no recent planning history via the North East Derbyshire planning website. The property is not listed, but is within a conservation area. We would envisage the property may have potential for a variety of other uses / development potential (STP). We suggest interested parties make independent enquiries to establish whether their planning use is suitable

Rating Assessment

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 152, High Street, Eckington, Sheffield, S21 4DR

Description: Shop and premises

Rateable Value: £5,200

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Address: 152b, High Street, Eckington, Sheffield, S21 4DR

Description: Store and premises

Rateable Value: £4,250

We note the flat has a council tax band A rating. We would advise prospective interested parties to verify the matter with the local rating office.

Tenure / Tenancies

The property is offered for sale on a Freehold basis with vacant possession basis of the commercial parts, and subject to an AST for the flat at a rent of £110 per week. Freehold - Title Number: DY360759

Price

Offers in the region of £295,000. We are informed VAT is NOT payable on the purchase price.

Business Rates

Rateable Value of £5,200 Small business rate relief

Energy Performance Certificate

Property graded as D-G (83-209)

Francois Neyerlin

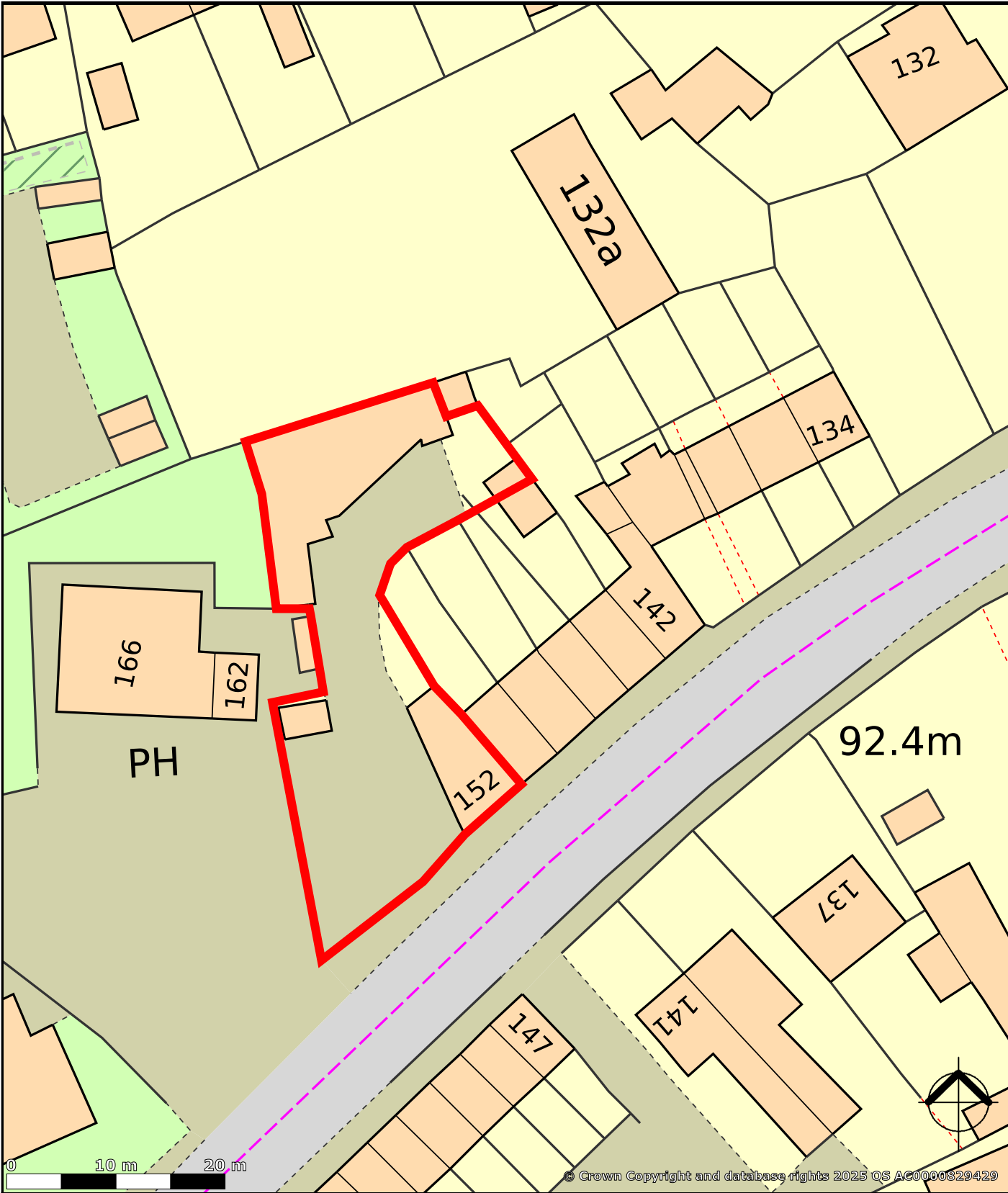
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152 High Street

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Plotted Scale - 1:500

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