



127-129 High Street, Tibshelf, Alfreton, Derbyshire DE55 5PP

FOR SALE VIA AUCTION

- **Guide price of £85,000+**
- **Property being disposed of via Auction on 12th December 2019**
- **1,656 sqft (153.9 sqm) ground floor sales.**
- **Prominent position on High Street**

For enquiries and viewings please contact:



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Paul Giles
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Location

The property is situated to the north-east end of High Street in the village of Tibshelf. Tibshelf is a small village in Derbyshire in the District of Bolsover. The Census in 2011 records the population at 3,787. Most of the retail along High Street is independent, although there are some 'high-street' occupiers including Premier and a newly purpose built Coop food-store.

Description

The property comprises a large open plan retail area on the ground floor totalling 1,657 sqft with ancillary storage and staff kitchenette to the rear. The property also benefits from internal storage at first floor level, as well as a basement of approximately 2000 sqft.

Accommodation

	Sq M	Sq Ft
Ground Floor Storage	154.2	1,660
Ground Floor Sales	153.9	1,657
	[Floors 3 Second Minimum Size][~]268
Ground Floor Kitchen		
First Floor Storage	189.2	2,037
Basement	193.8	2,086
Total	716.1	7,708

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property currently benefits from A1 planning use.

The property also provides a conversion opportunity subject to satisfactory planning permission being granted.

Price

Guide price of £85,000+

Please contact joint auctioneers Auction Estates 0115 784 4600

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 25-Oct-2019

