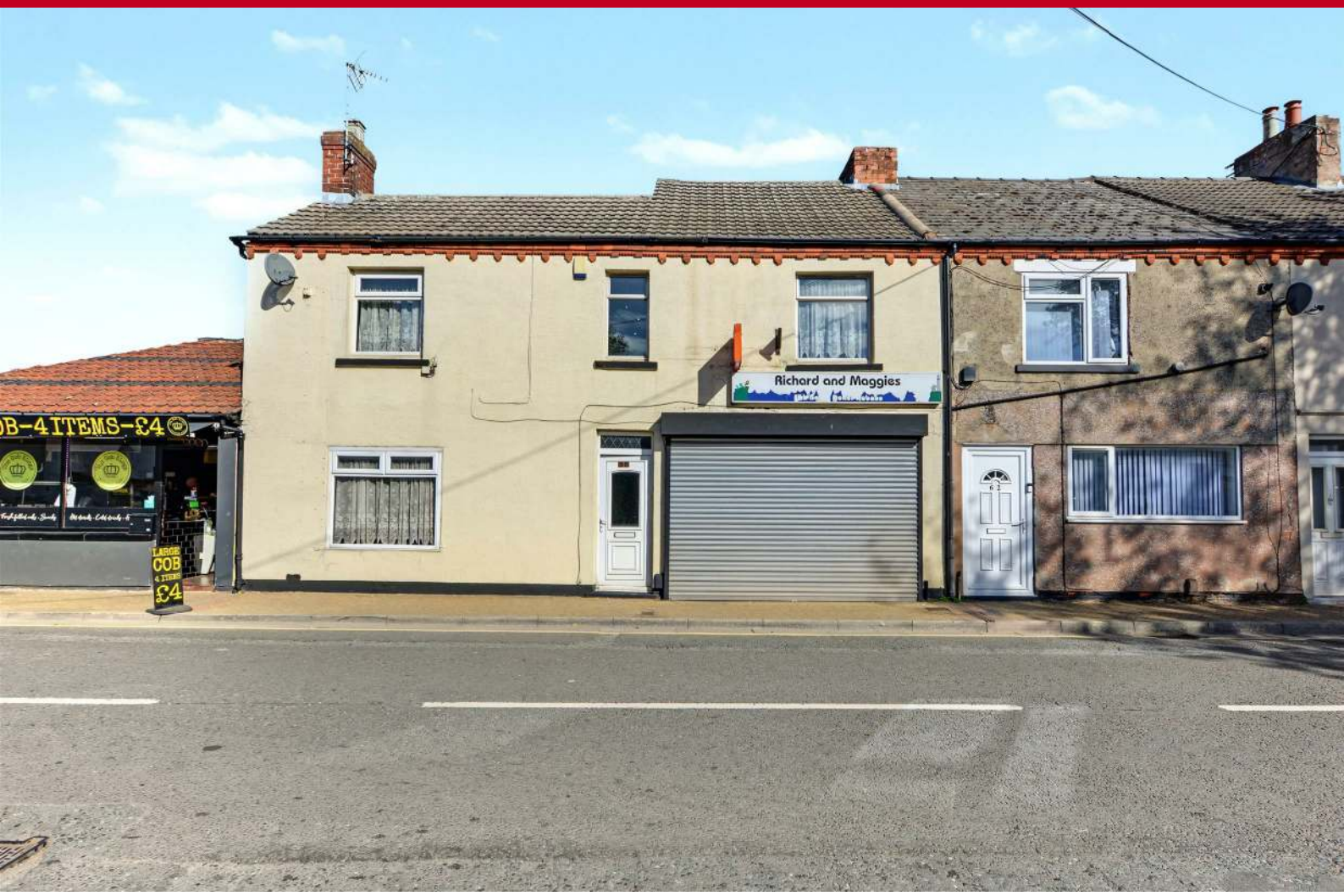
Robert Ellis

look no further...







High Street

Stanton Hill, Sutton-In-Ashfield NG17 3GA

MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY

Asking Price £165,000 Freehold



A FANTASTIC OPPORTUNITY TO PURCHASE A SUBSTANTIAL FREEHOLD MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY, OCCUPYING A PROMINENT POSITION ALONG HIGH STREET IN STANTON HILL. THE PROPERTY COMPRISES A FORMER FISH AND CHIP SHOP WITH EXTENSIVE PREPARATION AREAS, TOGETHER WITH SPACIOUS THREE BEDROOM RESIDENTIAL ACCOMMODATION, PROVIDING EXCELLENT POTENTIAL FOR INVESTORS, DEVELOPERS AND BUSINESS OWNERS. REQUIRING A PROGRAMME OF MODERNISATION AND REFURBISHMENT, THE PROPERTY IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

Robert Ellis Estate Agents are pleased to bring to the market this substantial and versatile mixed-use commercial and residential property, situated along High Street in Stanton Hill, Sutton-in-Ashfield. The property offers an excellent opportunity for purchasers looking to acquire a freehold investment, establish their own business with the benefit of adjoining living accommodation, or explore the potential for alternative uses, subject to obtaining any necessary planning permissions and consents.

The property occupies an established position within Stanton Hill, with a range of local shops, amenities and facilities within easy reach. Sutton-in-Ashfield and Mansfield are also conveniently accessible, making this a well-positioned property for a variety of prospective purchasers.

The commercial accommodation was previously operated as a fish and chip shop and benefits from a prominent frontage onto High Street, incorporating a glazed entrance and roller shutter. Internally, the main shop area retains a serving counter and provides access to a preparation area, complete with tiled flooring, stainless steel sink and extraction facilities. Further preparation rooms are positioned towards the rear of the property, providing additional workspace and facilities.

Whilst previously used as a takeaway business, the commercial element offers potential for a variety of alternative business uses, subject to the necessary permissions and consents. The existing layout provides buyers with the opportunity to adapt and refurbish the premises to suit their individual requirements.

The residential accommodation benefits from its own separate entrance from the front of the property, providing a degree of independence from the commercial premises.

Internally, the ground floor accommodation includes an entrance hallway, a spacious living room with a decorative fireplace and a fitted kitchen incorporating a range of wall and base units, work surfaces, an oven and gas hob. An inner lobby provides access to two useful cellar storage rooms, offering additional storage space.

To the first floor, the landing provides access to three bedrooms, comprising two generously proportioned double bedrooms and a further single bedroom. There is also a spacious family bathroom fitted with a corner bath, separate shower enclosure, wash hand basin and WC. Access is also provided to a loft space offering further storage.

Externally, the property benefits from a rear yard area with rear access.

The property would benefit from a programme of modernisation and refurbishment throughout, giving the purchaser an excellent opportunity to improve and enhance the accommodation.





Shop Area

Shop Rear Prep Area
6'5 x 12'5 approx (1.96m x 3.78m approx)
Tiled flooring, tiled splashbacks, stainless steel sink, stainless steel extractor hood.

Shop
16'3 x 12'7 approx (4.95m x 3.84m approx)
UPVC double glazed door to the front elevation with double glazed window, tiling to the walls, ceiling light points, chip shop counter unit, open through to the prep area.

Residential

Entrance Hallway
14'11 x 6'01 approx (4.55m x 1.85m approx)
UPVC double glazed door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, tiling to the floor, ceiling light point, electrical consumer unit, coving to the ceiling, doors leading off to:

Living Room
12'05 x 14'03 approx (3.78m x 4.34m approx)
UPVC double glazed window to the front elevation, ceiling light point, picture rail, wall mounted radiator, decorative fireplace with wooden mantle incorporating a stone hearth and surround.

Inner Lobby
7'07 x 4'10 approx (2.31m x 1.47m approx)
Tiling to the floor, ceiling light point, panelled doors leading through to:

Cellar
Two cellar stores offering additional storage space housing gas meter and lighting.

Cellar One
6'8 x 11'7 approx (2.03m x 3.53m approx)

Cellar Two
11'7 x 6'4 approx (3.53m x 1.93m approx)

Kitchen
16'01 x 7'03 approx (4.90m x 2.21m approx)
UPVC double glazed window to the rear elevation, a range of wall and base units with worksurfaces over, tiled splashbacks, tiling to the floor, stainless steel sink, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine.

Rear Prep Room
11'09 x 12'03 approx (3.58m x 3.73m approx)
UPVC double glazed door to the rear elevation, UPVC double glazed window, tiling to the floor, tiled splashbacks, ceiling light point.

Prep Room Two
9'04 x 10'8 approx (2.84m x 3.25m approx)
UPVC double glazed window to the rear elevation, stainless steel sink, tiling to the floor.

First Floor Landing
Wall mounted radiator, ceiling light point, coving to the ceiling, stairs leading to the loft space, doors leading off to:

Bedroom One
12'6 x 14'2 approx (3.81m x 4.32m approx)
UPVC double glazed windows to the front and side elevations, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Two
13'01 x 10'9 approx (3.99m x 3.28m approx)
UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bedroom Three
6'10 x 10' approx (2.08m x 3.05m approx)
Window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bathroom
8'2 x 12'6 approx (2.49m x 3.81m approx)
UPVC double glazed window to the rear elevation, three piece suite comprising corner bath, pedestal wash hand basin, low level flush WC, shower enclosure, tiled splashbacks, wall mounted radiator, ceiling light point.

Loft Space
Plastered ceiling offering additional storage.

Rear of Property
To the rear of the property there is a yard area with rear access.

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 5mbps Ultrafast 1800mbps
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





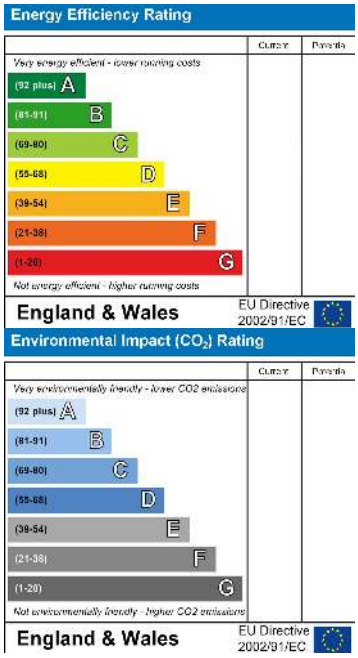












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485