

FOR SALE

Guide Price £325,000 to £350,000



**7 THE HILL
CROMFORD
DERBYSHIRE DE4 3RF**

A prime mixed use investment property comprises ground floor village retail premises with two newly converted apartments.

Standing on the edge of Cromford's busy and historic Market Place and dating back to the Arkwright era, this traditional mixed use property offers a sound investment opportunity. Until recently, the ground floor retail premises had provided a respected butchery, although are now with vacant possession with scope for new occupiers who would capitalise on the busy passing trade and village location. To the first and second floors, the property has been converted to provide a pair of two storey apartments (with full residential use) combining a quality modern finish, whilst retaining period features and charm. The property is Grade II listed, noting the building's architectural and historic importance as with many of the village's central buildings, which all form part of the Derwent Valley Mills World Heritage Site.

- Investment opportunity
- Mixed retail / residential property
- Two newly converted two storey apartments
- Grade II listed property
- Period features and charm
- Thriving village location
- Part of the Derwent Valley Mills World Heritage Site

Location

Cromford is well served with local amenities, restaurants, general stores and public house, all being a benefit for those holiday visitors. The neighbouring market towns of Matlock (3 miles), Wirksworth (2 miles), Belper (7 miles) are all readily accessible, as are the delights of the surrounding countryside and recreational attractions, which include Black Rock, the High Peak Trail, Carsington Water and Cromford Canal.

Cromford also has the benefit of a pay train station linking to the national network for commuting and visitors from further afield.

Accommodation

Ground Floor:

Reception retail – 3.75m x 3.50m (12' 4" x 11' 6") and **Reception counter** – 3.76m x 3.50m (12' 4" x 11' 6")

An open retail area currently with a counter servery and hand wash.

Kitchen / preparation area – 3.10m x 2.76m (10' 2" x 9' 1") accessed off the main retail space, there is the benefit of stainless steel double sinks, separate hand wash and instant hot water.

Fridge storage - the storage rooms presently offer refrigeration options but suitable for a number of purposes.

Utility store – 3.76m x 3.54m (12' 4" x 11' 7") externally accessed from the rear yard offering useful storage and access to a...

WC – 2.20m x 1.60m (7' 3" x 5' 3")



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

Both flats are accessed via a shared stairwell from the rear of the property, a small landing at first floor level leading to the main accommodation.

First Floor:

Flat 1

Entrance hallway

Bedroom – 3.55m x 3.52m (11' 8" x 11' 7") with decorative period iron fireplace within a stone surround.

Shower room – 2.14m x 1.87m (7' x 6' 2") fitted with a modern white suite.

Second Floor:

Open plan kitchen – 1.72m x 1.63m (5' 8" x 5' 4") and **living room** – 3.97m x 3.52m (13' x 11' 7") overall, including a small landing, dual aspect windows and the kitchen area being newly completed with modern cupboards, work surfaces and cooking facilities.

Flat 2

Slightly larger than Flat 1 and similarly accessed off the communal stairwell and landing.

Entrance hallway

Bedroom – 3.55m x 3.50m (11' 8" x 11' 6") with feature fireplace and multi paned period window to the front.

Shower room – fitted with a modern white suite.

Second Floor:

Open plan kitchen – 3.04m x 2.51m (10' x 8' 3") and **living room** – 3.55m x 3.50m (11' 8" x 11' 6") overall, including a good sized modern kitchen fitted with a range of cupboards, work surfaces, sink unit and cooking facilities. There is a multi paned window within the living area to the front with a second window and Velux roof light to the kitchen at the rear.

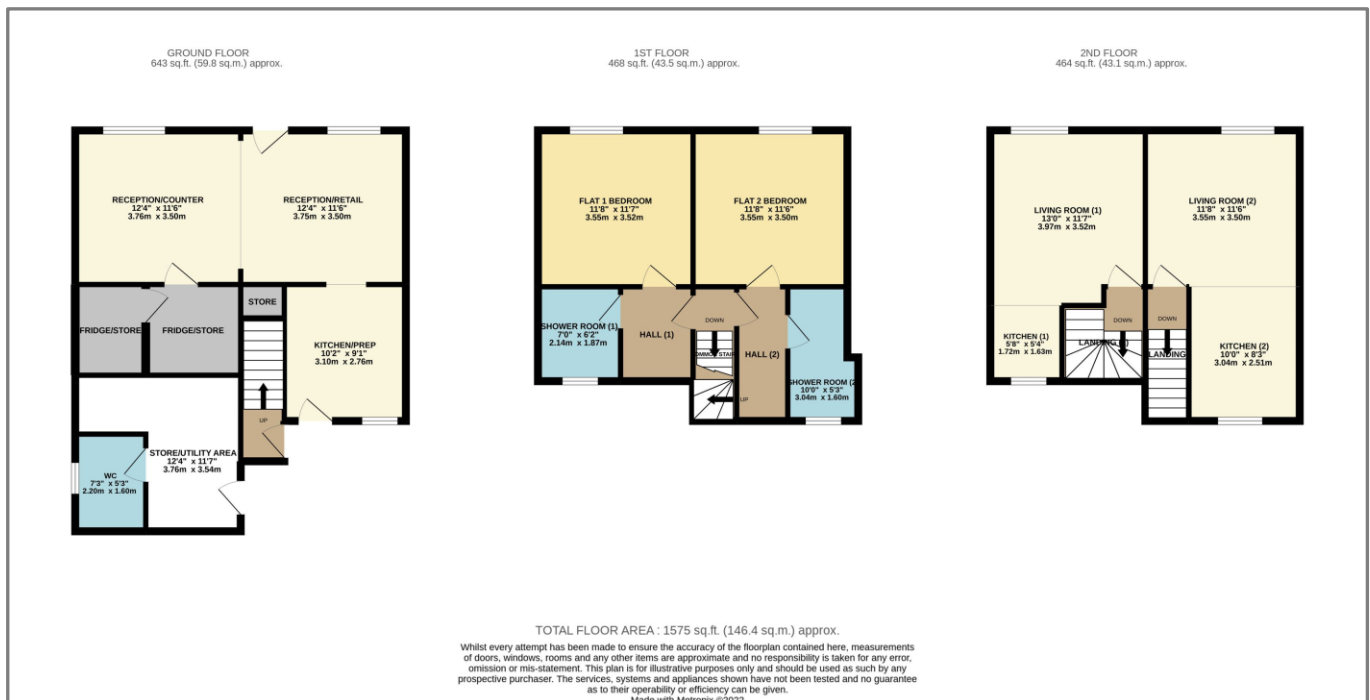


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Floor Plan



Outside

At the rear of the property, a gated access leads to a flagged yard.

Option 1 - adjoining the property is a stone barn, which may be available by separate negotiation, but not included in the present sale price.

The fabric of the barn has been overhauled including a replacement roof in recent years, all offering a useful work or storage space, perhaps with opportunity to convert for alternative use, subject to any necessary planning consents.



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Option 2 – off lying to the rear is an area of garden together with a stone built store, a former pig coup, all of which is also available by separate negotiation.

Business Rates & Council Tax

The Valuation Office lists the commercial ground floor element of the property as Shop and Premises with a Rateable Value of £3,300.

The two residential flats are yet to be assessed for Council Tax purposes.

Energy Performance Certificate (EPC's)

An EPC will be available upon request.

Tenure

Freehold

Fixtures & Fittings

Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

Money Laundering

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 / tenant.

Directions

From Matlock Crown Square, take the A6 south to Cromford, turning left at the traffic lights into the Market Place. As you begin to proceed up The Hill, no. 7 can be found on the left hand side, identified by the Agent's For Sale board.

Viewing

Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM10139

