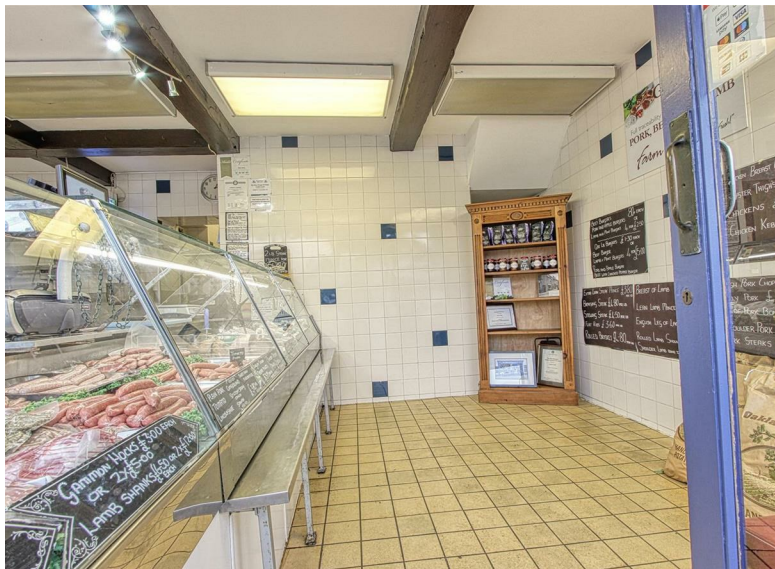


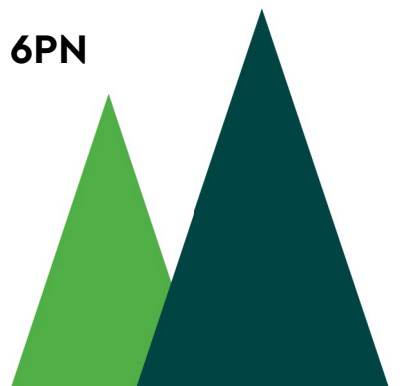
PINEWOOD



Market Place, Bolsover, Chesterfield, Derbyshire S44 6PN

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Auction Guide £90,000



40 Market Place, Bolsover, Chesterfield - This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £90,000 + Reservation Fee

COMMERCIAL PROPERTY... Currently set up as a butchers on the busy Market Place in Bolsover. With a full tiled shop floor and shop front floor. The shop counter can stay, the rest of the butchery equipment will be removed leaving a good space as a shop floor.

With a lovely display window to the front and the current counter separating the shop front from the shop floor. There is also a utility with a sink and a large cold storage freezer. To the rear is a WC and a gated side entrance.

The first floor is a multifunctional and open plan with a kitchen area and 2 sliding sash windows to the front aspect, there is also a good size over store.

- COMMERCIAL PROPERTY, GREAT BOLSOVER LOCATION
- OPEN PLAN FIRST FLOOR
- A GROUND FLOOR WC
- GATE SIDE ENTRANCE
- FOR SALE BY MODERN AUCTION
- A VERSITILE SHOP FLOOR & FRONT
- A UTILITY WITH SINK AND WALK IN FRIDGE
- KITCHEN
- FULLY TILED FLOORING
- SUBJECT TO RESERVE PRICE & RESERVATION FEE

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

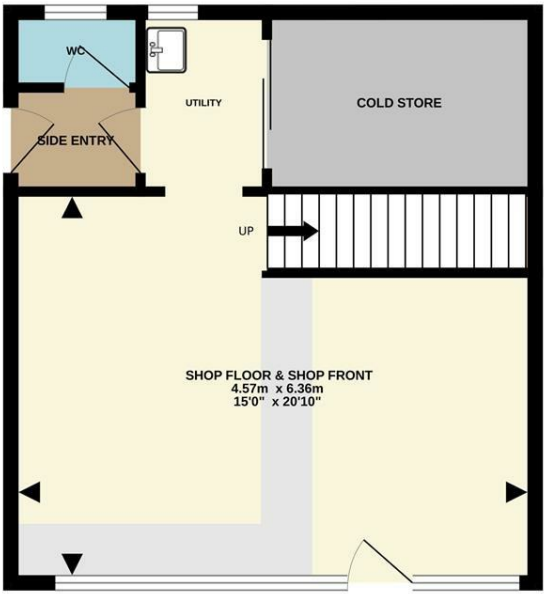
Referral Arrangement

The Partner Agent and Auctioneer may recommend the services

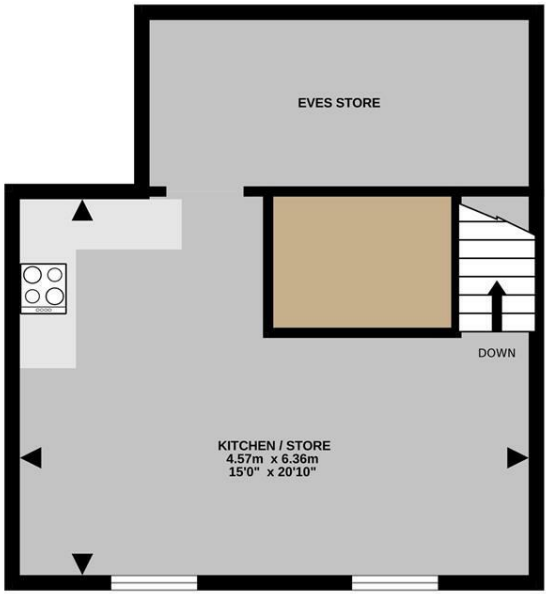
of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



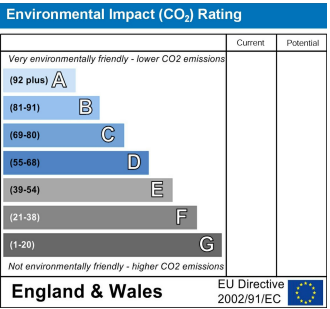
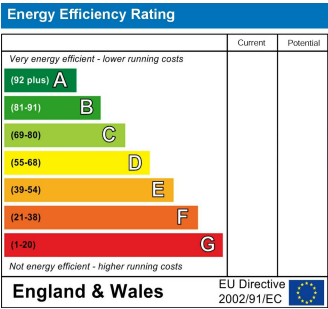
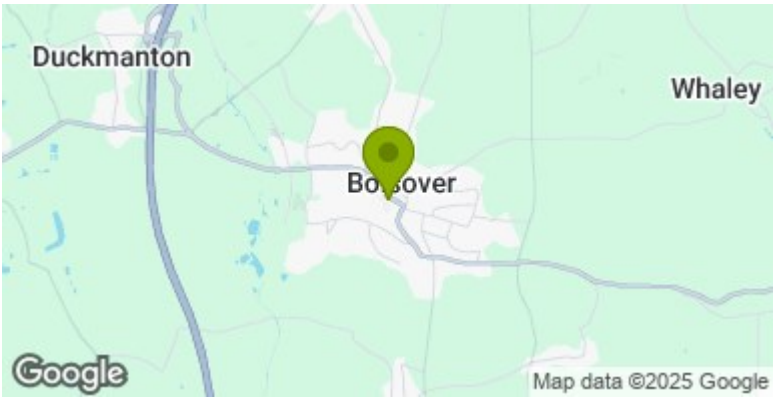
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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