



A rare opportunity to acquire a substantial mixed-use property forming the lower ground floor of the former George Hotel, in a prime town centre location close to shops, amenities, and transport links. Extending to approximately 4,670 sq ft, the property has planning permission to create one commercial unit alongside three self-contained apartments. The proposed layout offers a commercial space of around 1,893 sq ft, two one-bedroom apartments, and a three-bedroom apartment, all served by a central entrance hall and communal lobby, with off-road parking for each unit.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

FURTHER INFORMATION

The property benefits from Planning Permission HPK/2024/0308 and Listed Building Consent HPK/2024/0309 for conversion into three apartments and a commercial unit for use as a café/restaurant falling within use class E b). Further details can be found on High Peak Borough Council Planning portal.
<https://www.highpeak.gov.uk/article/312/Search-and-track-planning-applications>

LEASE

Long Lease with potential for Freehold

ENTRANCE HALL

5'10 x 15'4 (1.78m x 4.67m)

ROOM ONE

30'2 x 18'6 (9.19m x 5.64m)

ROOM TWO

9'2 x 18'4 (2.79m x 5.59m)

ROOM THREE

36'6 x 28'8 (max) (11.13m x 8.74m (max))

ROOM FOUR

22'7 x 12'8 (6.88m x 3.86m)

ROOM FIVE

13'4 18'1 (4.06m 5.51m)

ROOM SIX

22'7 x 16 (max) (6.88m x 4.88m (max))

ROOM SEVEN

14'8 x 9 (4.47m x 2.74m)

ROOM EIGHT

46'9 x 15'8 (14.25m x 4.78m)

ROOM NINE

24'2 x 27'7 (7.37m x 8.41m)

ROOM TEN

6'11 x 22'5 (2.11m x 6.83m)

ROOM ELEVEN

12 x 12'2 (3.66m x 3.71m)

ROOM TWELVE

14'6 x 10'6 (4.42m x 3.20m)

