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46 BATH STREET
DE7 8FD**



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29 & 29a Station Road, Ilkeston DE7 5LE

Auction Guide £55,000



Occupying a prominent corner plot position is a mixed commercial/residential end terraced property situated within literally yards of the town centre.

The property has recently become vacant and lends itself to conversion to full residential usage. We are informed by the sellers that there were plans drawn up to convert the shop into a self-contained flat with a rear separate studio and that combined with the first floor flat could potentially provide a high yield investment opportunity. Constructed of traditional brick beneath a pitched tiled roof, the accommodation consists of a ground floor retail shop with glass counter, a 22' passageway which has access leading out onto the outside, separate WC and steps lead down to a large store room which measures 24'4" x 10'3" that lends itself to residential conversion (stpc).

The first floor flat is accessed from the outside ground floor entrance with walk-in cloaks and staircase leads to a spacious landing area opening through to a lounge, fitted kitchen, bathroom and bedroom. There is potential for reconfiguration to two bedroomed accommodation subject to usual building regulations.

Outside there is gated access to the side leading to a good sized enclosed garden. The property is situated in an established residential location just off Chalons Way and also within easy reach of the town centre. Excellent freehold commercial/residential investment opportunity.

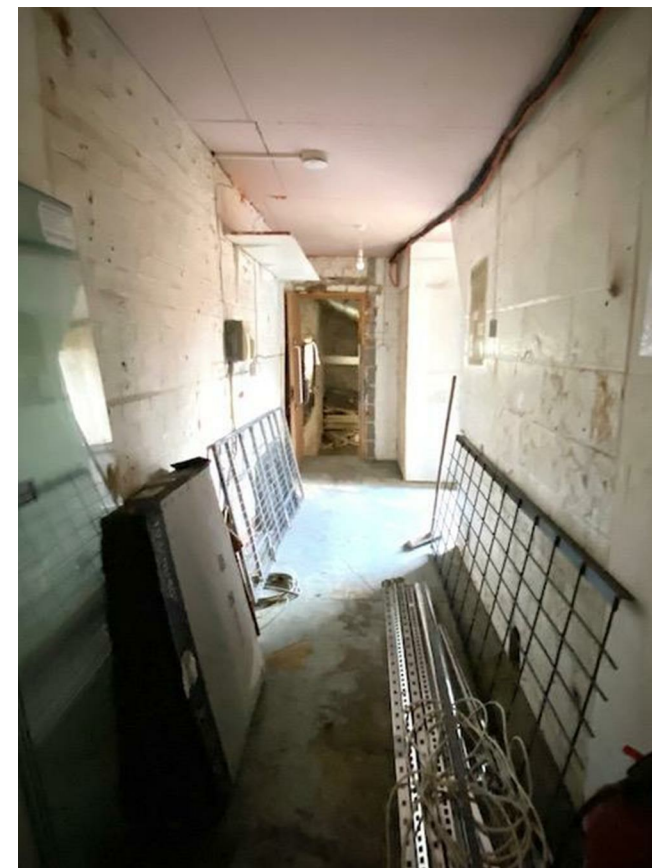
**GROUND FLOOR SHOP 26'4" x 12'2"
(7.92m'1.22m" x 3.66m'0.61m")**

With glazed window and door to front, glass counter.



PASSAGEWAY 22' in length (6.71m' in length)

Please note that this is L-shaped with door to the side, stainless steel sink and drainer and separate WC. There are steps leading down to a-



STORE ROOM 24'4" x 10'3" (7.32m'1.22m" x 3.05m'0.91m")

With radiator to rear.



FIRST FLOOR FLAT

Comprises:

GROUND FLOOR ENTRANCE

Entered by an obscure PVC door.

WALK-IN CLOAKS 6'9" x 3'4" (1.83m'2.74m" x 0.91m'1.22m")

OPEN-PLAN LANDING/LOUNGE 31'3" x 9'5" reducing to 8'1" (9.45m'0.91m" x 2.74m'1.52m" reducing to 2.44m'0.30)

With three UPVC double glazed windows, wall mounted fire and central heating radiator.

KITCHEN

Smoke damaged due to recent fire and in need of full refurbishment.

BATHROOM

With three piece suite in white comprising a panelled bath with mixer tap shower attachment, low level WC, pedestal wash hand basin, tiling to walls and central heating radiator.

BEDROOM 12'3" x 10'8" (3.66m'0.91m" x 3.05m'2.44m")

With UPVC double glazed window to front and central heating radiator.



Note

In our opinion the first floor accommodation could be reconfigured to provide two bedrooms subject to usual planning and building regulations.

OUTSIDE

There is gated access to the side of the property leading to a good sized enclosed garden. There is potential for an extension (stpc).



Note

The property is sold as seen.

Tenure

Freehold

Auction Method:

The auction for this property will take place as an "Auction Event" behind closed doors with a live auctioneer and will be streamed online in real-time. The property will be sold alongside several other lots. Bids must be placed remotely- please see the below section on "Registration Process". The auction can be watched in real-time on the auction date on our home page: <https://www.sdlauctions.co.uk/>

The auction date applicable for the property is displayed on this page. It is not possible to provide a precise timeslot when this property will be auctioned on the day, because there are other lots being sold.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to SDL Auctions' Buyers Terms (England & Wales).

Auction Type – Unconditional with Variable Fee

If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 20 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:

(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

There may be additional fees listed in the Special

Conditions of Sale, which will be available to view within the legal pack. You must read the Special Conditions carefully before bidding. Any additional fees are included at the seller's discretion, not on the instruction of SDL Auctions, and will be in addition to any fees payable to us. SDL Auctions has limited control over the content of the Special Conditions of Sale.

Deposit

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

Payment Method

Applicable fees/deposit must be paid immediately after a winning bid has been placed. We do not accept payment by cash or cheque. Prior to the auction, we will email you to register your card details with our third-party provider, Stripe. Your card details will be stored on their secure online payment platform. Payment will only be taken from you in the event of a winning bid. In this case, you will be contacted by one of our representatives to make payment. If we cannot make contact with you within 24 hours after the auction ends, we reserve the right to charge your card if you do not respond to this email.

Legal Pack

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

The legal pack can be viewed against the property details, where there is a sub-heading "Legal Packs". Follow this link, and you will then be directed to create an account with Auction Passport to view the documents.

The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. An addendum may be issued outlining any late changes. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property – they are not part of SDL Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

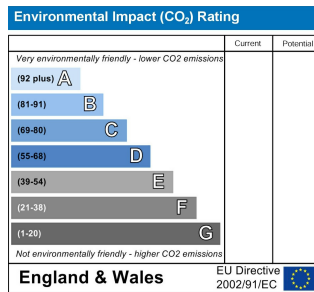
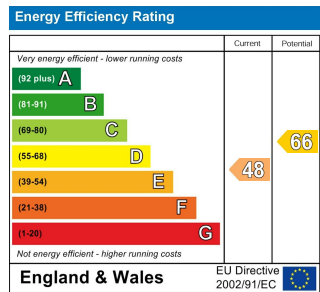
Registration Process:

To register to bid on the property, you must submit your remote bid here: <https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/>. There is also a link to register on the property details page, where you will also be able to find the lot number for the property. Prospective buyers must register no later than

12pm the day before the auction date. If you register after the cut off, it cannot be guaranteed that your registration will be processed.

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or – 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



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