

# 18 Blue Bell, Station Road, North Wingfield, Chesterfield S42 5HY

GUIDE PRICE: £150,000 + VAT

VACANT PREMISES

- Freehold restaurant
- Site of approximately 0.92 acres
- Approximately 60 space car park
- Potential for redevelopment (STC)
- Forty-two cover restaurant

## Location

North Wingfield is located some 4.4 miles to the south of Chesterfield. Station Road is located off the A6175 that links Clay Cross with the M1. The site is located to the side of number 18 Station Road and the restaurant is set back behind the main car park.



## The Site

The property is identified on the adjoining plan and amounts to approximately 0.92 acres.

## The Property

The property comprises original stone building with a more recent brick extension to the ground and first floor accommodation. There are approximately forty-two covers to the restaurant and floor plans are available on request.

## Planning

The property is located in a residential area and interested parties are advised to make their own enquiries in respect of possible development options.

## Tenure

Freehold

## EPC Rating C

The full Energy Performance Certificate is available via our website.

**JOINT AUCTIONEERS** CBRE, 6th Floor, Toronto Square, Leeds LS1 2HJ

**CBRE**

**SOLICITORS** Gosschalks, Queens Gardens, Dock Street, Hull HU1 3DZ (Ref: Matthew Hudson)

**VIEWING** By appointment with the Joint Auctioneers 0113 394 8878 (Clair.McGowan@cbre.com)

