



- Former builder's yard of 0.154 acres
- Located to the rear of residential property
- Comprises recently refurbished two storey office building
- Adjoining store approximately 73 square metres (785 square feet)
- Workshop approximately 65 square metres (700 square feet)
- Vehicular access between 100 and 102 Basford Street
- Of interest to small businesses
- Possible development options (STC)

The Site

The yard is approached via a driveway running between 100 and 102 Basford Street and is identified on the adjoining plan. The overall site area is approximately 0.06 hectares (0.154 acres)

Office Building

This has recently been refurbished and benefits from a re-wire and uPVC windows
The accommodation comprises:

Ground Floor

Entrance Hall
Rear Room 2.60m x 6.24m (16.29 square metres)
Kitchen 3.01m x 3.56m (10.74 square metres)

First Floor

Landing
Office 5.75m x 3.64m (20.93 square metres)
Shower Room/WC 2.57m x 1.07m (2.75 square metres)
Adjoining Store 5.91m x 12.35m (73.28 square metres)
Detached Workshop/Store 12.00m x 5.48m (65.76 square metres)

Tenure

Freehold

SOLICITORS Buchanan & Co,
Suite 1, 21 High Street, Staveley,
Chesterfield S43 3UU (Ref: Miss J Moran)

VIEWING Mondays 2nd, 9th, 16th & 23rd July at 10.30am prompt.
Wednesdays 4th, 11th & 18th July at 10.30am prompt

