

- Substantial two storey corner property
- High profile main road position
- Comprises double fronted retail area
- Ancillary ground floor accommodation with separate access
- Four first floor rooms
- Large landing, kitchen & bathroom
- In need of general modernisation
- Potential for a variety of uses including conversion to residential (STC)
- Close to Chesterfield town centre

Ground Floor

Entrance hall

Front bay windowed room 3.94m x 4.21m overall

Main Sales Area with front & side window displays

Sales area 5.10m x 2.97m

Kitchen 3.68m x 3.01m

Basement

Large cellar 5.74m x 5.90m

First Floor

Large landing

Front room 1 3.50m x 3.56m

Front room 2 3.55m x 2.49m

Front room 3 5.10m x 4.15m

Side room 4 2.87m x 5.09m

Kitchen 3.70m x 1.47m

Bathroom/WC 2.80m x 1.44m

Rating Assessment

The property is listed as 'shop and premises' in the current rating list with an RV of £5,000

Planning

Interested parties are advised to make their own enquiries in respect of possible uses for the property

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
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SOLICITORS

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