

20 39 & 39A Duke Street, Staveley, Chesterfield, Derbyshire S43 3PD

GUIDE PRICE £95,000*

VACANT COMMERCIAL AND RESIDENTIAL

- High profile end of terrace cafe and flat
- Ground floor comprises 31.9sqm (343sqft)
- Café with fully equipped kitchen – Previously let at £750pcm
- Dual aspect windows to the sales area
- One bedroomed first floor flat – Previously £450pcm
- Approximately £14,400 when fully let

Ground Floor Retail/Sales

Retail Area 15.73 sqm
 Kitchen 16.17 sqm
 W/C 1.60m × 0.81m
 Total Area 31.90 sqm (343 sqft)

Basement

Stores 4.76m × 4.17m
 Store 3.99m × 4.14m

First Floor Residential Flat

Landing/hall 4.74m × 1.11m
 Lounge 3.95m × 4.21m
 Kitchen 3.05m × 2.93m
 Shower room 1.58m × 2.97m with
 walk-in shower, hand basin and WC
 Bedroom 3.08m × 3.93m

Outside

The property has a private front yard with outdoor seating for the retail unit.

The residential accommodation has a private yard.

EPC Rating

Full copies of the EPCs will be available to view via our website

VIEWING

Strictly by appointment with the auctioneers 0114 276 0151 or reception@markjenkinson.co.uk

SOLICITORS

Athi Law LLP, 285 London Road, Sheffield S2 4NF

