



456 Derby Road, Chesterfield, S40 2EU

Offers In The Region Of £350,000





456 Derby Road

Chesterfield, S40 2EU

- Highly prominent showroom premises
- High quality space throughout
- Parking to the frontage
- Additional parking/ yard to the rear

A rare opportunity to acquire highly prominent detached freehold premises on the main A61 Derby Road providing excellent retail/ salon/ office space with parking and yard space to the rear to the ground floor, and a self contained flat to the first floor. The premises offer excellent potential and scope for development subject to the necessary consents.

A viewing is essential to appreciate the potential on offer.



[456 Derby Road](#)

[Location](#)

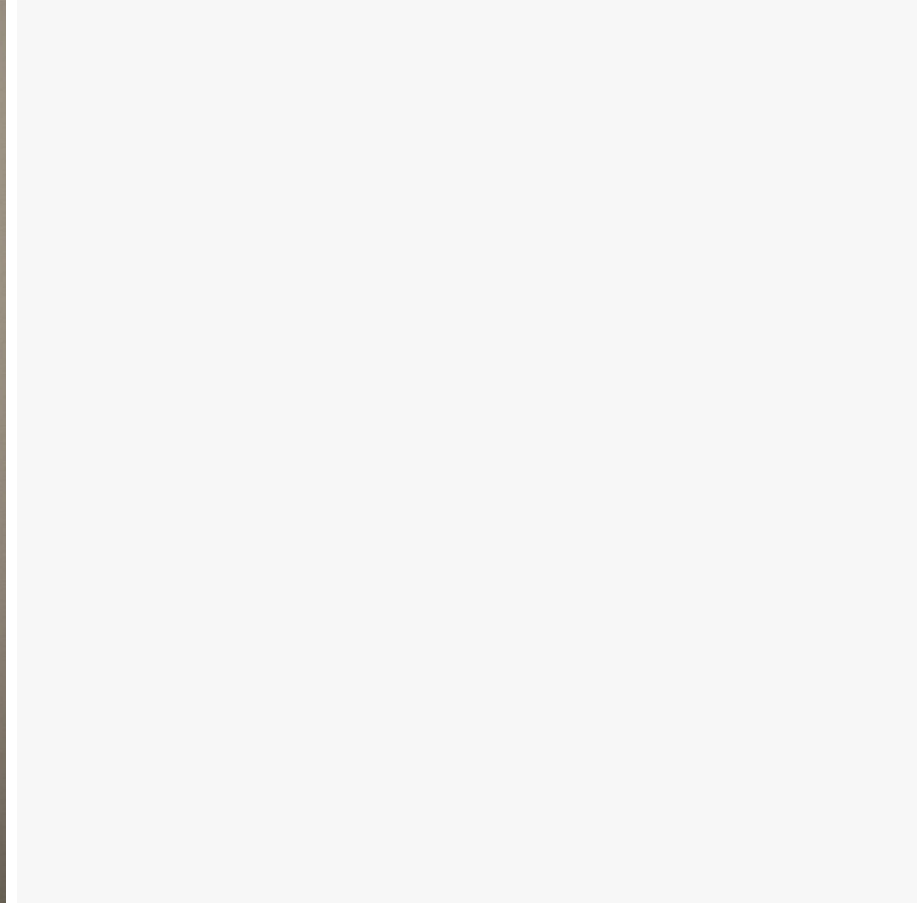
[Viewings](#)

[Services](#)

[Rates](#)

[Local Authority](#)





Directions





ving premises
January 2024
address will be
Tsworth Road

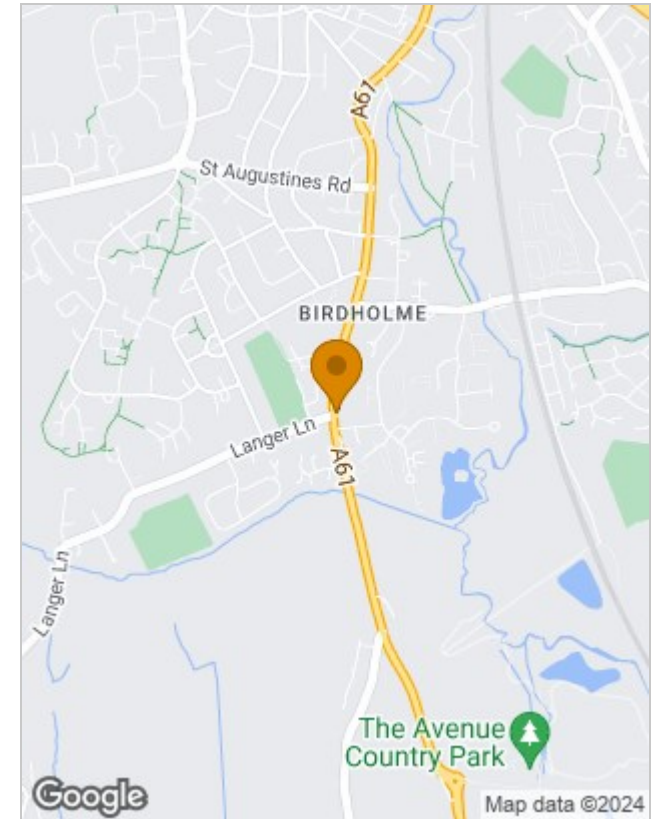
Come in & View
Without Obligation...

in & View
Obligation...

Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.