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Windermere Road

Newbold, Chesterfield, S41 8DU

£125,000

# Windermere Road

Newbold, Chesterfield, S41 8DU

An opportunity to acquire a detached commercial building adjoining a busy doctor's surgery, considered suitable for a wide variety of uses.

## 1 Windermere Road

The premises provide an excellent opportunity to acquire a well-positioned commercial property considered suitable for a wide variety of potential uses, including office, salon, beauty, retail or takeaway, potentially subject to planning permission.

There is parking at the front of the premises to park up to three vehicles, with footpath access directly from Windermere Road providing an excellent opportunity for signage to the main road frontage.

The property comprises a relatively modern single storey premises originally constructed as a purpose-built pharmacy serving the adjacent medical practice. The adjacent modern group medical practice premises have over 11,000 patients on roll ensuring an excellent level of footfall in the vicinity, together with other local facilities including Newbold Library and children's nursery, the Littlemoor shopping centre and Dunston Primary School being close by.

## The Accommodation

The accommodation briefly comprises of an open plan area to the frontage which provides an excellent reception office or retail area, beyond which the accommodation extends to the rear of the property providing excellent flexibility.

There is a consultation room off the frontage which provides a private meeting space, or could be used for a variety of purposes as it benefits from a sink unit as well.

To the rear is a kitchen area, beyond which is a lobby off which are the ladies and gents WC facilities.

The premises provide an excellent level of security, having been previously occupied as a pharmacy, with shutters and an alarm system.

The premises provide an excellent opportunity to reconfigure the space as required, or the potential to further extend subject to obtaining the relevant permissions and consents.

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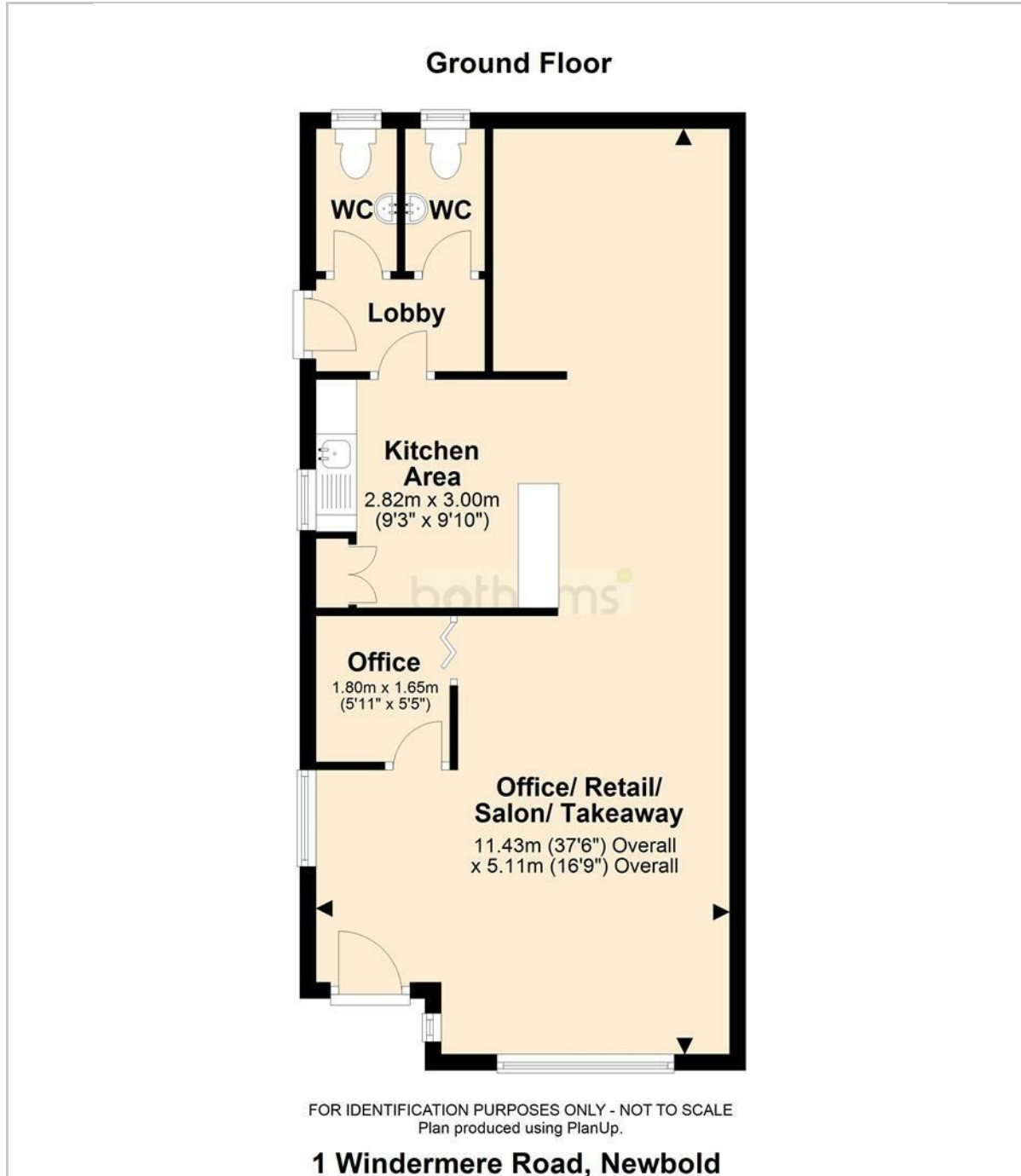
## Material Information





- Conventional cavity masonry construction
- Timber framed double glazed windows and doors
- Security shuttering, some electrically operated to the windows and doors
- The property appears connected to mains electricity, water and drainage services – no mains gas supply is connected
- Hot water supplies are provided by means of an electric hot water unit.
- Gross internal floor area - 614 sq. ft/ 57.03 sq. m.
- Upon website enquiry we believe the property is entered in the current rating list at £3,600 Rateable Value under the description shop and premises. The summary valuation is provided in relation to John Dents (Chemists) Limited, 1 Windermere Road, Chesterfield S41 8DU.
- The property is situated within the Chesterfield Borough Council's administrative area.
- EPC Rating - TBC
- Freehold - DY153779

## Floor Plan



## Area Map



## 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.

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Tel: 01246 233121 Email: enquires@bothams.co.uk

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

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