



36 High Street, Clay Cross, Chesterfield, Derbyshire S45 9DY

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£834 Per Calendar Month £ 10,000 per annum

PINEWOOD



**36 High Street
Clay Cross
Chesterfield
Derbyshire
S45 9DY**



£834 Per Calendar Month

£10,000 per annum

£500 Deposit



• PROMINENT TOWN CENTRE POSITION

• W.C./CLOAKROOM

• STORE WITH SINK

• DUAL ASPECT SHOP FRONT

• EASY CONVERT TO OTHER BUSINESS/OFFICE

• ELECTRIC HEATING

**• LOTS OF VEHICULAR TRAFFIC AND
PEDESTRIANS**

• CURRENTLY TRADING AS A FLORIST

• THREE GENEROUS REAR STORE ROOMS

• WELL PRESENTED

Rent £10, 000 per annum

****PROMINENT GROUND FLOOR SHOP/OFFICE WITH STORES AND W.C/CLOAKROOM - EX FLORIST****

****Pinewood Properties are delighted to offer this shop/office located on a busy corner junction on a crossroads in a prominent high street position with lots of passing vehicular traffic and pedestrians, with approx 571.00 sq ft of space, dual aspect windows, hot water, electric, vinyl flooring and laminated worktops incorporating a sink and a cloakroom wc and hand basin. Ideally positioned in the heart of the town of Clay Cross and great for access to Chesterfield, Alfreton and M1 Motorway. Currently trading as a florists but would be an easy convert to offices or a different business.**

****VIRTUAL VIDEO TOUR AVAILABLE - take a look around****

****PLEASE CALL PINEWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION****

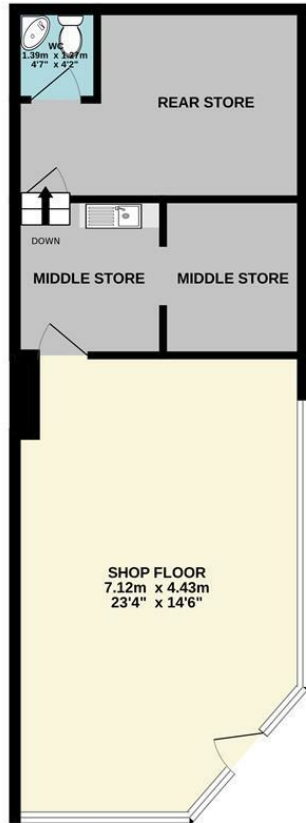
****AVAILABLE NOW****



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
53.0 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (571 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

