



Sheffield Road, Chesterfield, Derbyshire S41 7LS

 0  0  4  EPC

£700 Per Month

PINEWOOD



Sheffield Road

Chesterfield
Derbyshire
S41 7LS



£700 Per Month

0 bedrooms
0 bathrooms
4 receptions

- MAIN ROAD FOR PASSING TRAFFIC AND PEDESTRIANS
- CELLAR STORAGE
- IDEAL TAKEAWAY LOCATION
- LIGHTING, WATER AND ELECTRIC
- THREE STORE/PREPERATION ROOMS
- W.C FACILITIES
- UPVC DOUBLE GLAZING
- REAR GATED COURTYARD - IDEAL FOR DELIVERY BIKES
- ON THE EGDE OF THE TOWN CENTRE
- 614.00 SQ FT - FELIXIBLE TERMS

****IS YOUR BUSINESS LOOKING FOR NEW PREMISES?
IDEAL TAKEAWAY LOCATION**

****FANTASTIC MAIN ROAD LOCATION ON THE EDGE OF THE TOWN CENTRE** ONLY A SHORT DRIVE INTO CHESTERFIELD, DRONFIELD AND SHEFFIELD. Chance to rent this GROUND FLOOR commercial RETAIL premises with 614.00 sq ft located on a busy High Street on Sheffield Road, with passing pedestrians and traffic, close to Chesterfield, Sheffield and Dronfield and all the local amenities, shops, restaurants and supermarkets, new GLASS YARD development, Chesterfield Football club and easy access to train station and M1 Motorway, The property is ground floor only with front shop floor and three other rooms ideal for storage/kitchen/preparation area and cellar. With W.C Facilities, gated rear courtyard (ideal for delivery bikes) uPVC Double Glazing, entrance door and rear door.**

BUSINESS RATES

The premises are currently listed on the valuation office website as having the rateable value of £2,350. From 1st April 2023

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

SERVICES

Electricity, lighting and mains water are available within the site.

****A1 and A2 CLASSES ONLY****

****VIRTUAL VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND****

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

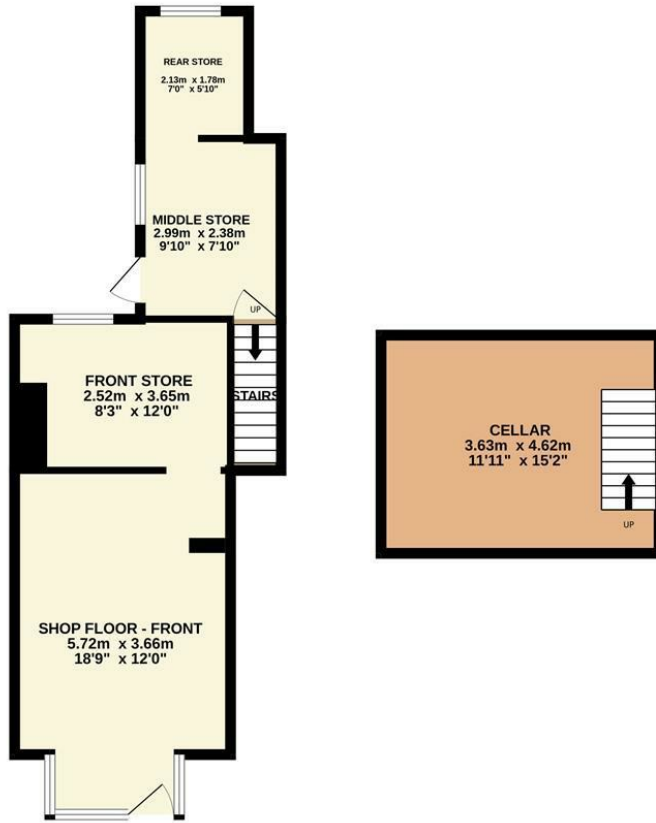
DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



BASEMENT
16.8 sq.m. (181 sq.ft.) approx.

GROUND FLOOR
40.3 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(61-80) B
(69-80) C			(45-60) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(11-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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
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