



Sheffield Road, Chesterfield, Derbyshire S41 7JQ

 null  null  null 

£165,000

PINEWOOD



Sheffield Road

Chesterfield
Derbyshire
S41 7JQ



£165,000

null bedrooms
null bathrooms
null receptions

- COMMERCIAL PREMISES SUITABLE FOR A1/A2 AND A3 USE
- NEW DECOR - GAS CENTRAL HEATING - COMBI BOILER - RADIATORS
- GREY ALUMINIUM WINDOWS AND DOORS
- CELLAR SPACE FOR ADDITIONAL STORAGE
- GROUND FLOOR WC - WHITE SUITE - FULLY TILED
- LARGE REAR STORE AREA - FULLY TILED TO WALLS - SINK WITH HOT/COLD WATER
- CLOSE TO TRAIN STATION, HOSPITAL, TOWN CENTRE, ON A MAIN COMMUTER ROUTE
- STAIRS TO THE REAR COURTYARD AREA
- ON STREET PARKING CLOSE BY
- LIGHTING - ELECTRIC - SMOKE ALARMS - FIRE EXTINGUISHERS

MODERN COMMERCIAL FOR SALELocated on Sheffield Road in Chesterfield, Derbyshire, this commercial property is a gem waiting to be discovered. Boasting 775 sq ft of space, this property is ideal for A1/A2 and A3 use, making it a versatile space for various business ventures.

Conveniently situated on a main commuter route, this property offers easy access to on-street parking, perfect for both customers and employees. Its proximity to the train station, hospital, and town centre adds to its appeal, ensuring a steady flow of potential clients.

The modern grey aluminium windows and doors not only provide a sleek aesthetic but also offer durability and security. Inside, the property features new décor, gas central heating with a combi boiler, and radiators, ensuring a comfortable environment for both customers and staff.

The ground floor hosts a convenient WC with a white suite that is fully tiled, adding a touch of elegance to the space. There is also a useable cellar, which provides added storage space. Additionally, there is a large rear store area, also fully tiled to the walls, complete with a sink providing hot and cold water. The property is well-equipped with lighting, electric fittings, smoke alarms, and fire extinguishers, meeting all safety requirements.

With stairs leading to the rear courtyard area, this property offers both functionality and charm. Don't miss out on this fantastic opportunity to establish your business in a prime location with all the amenities you could need nearby.

****VIDEO TOUR TAKE A LOOK AROUND****

FRONT FLOOR AREA

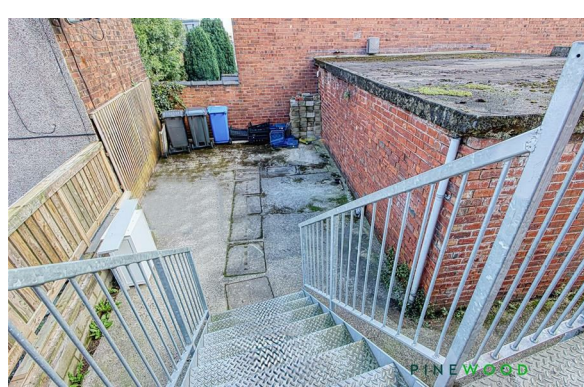
30'3" x 16'11" (9.23 x 5.16)

The floor area has lighting, power, radiators, grey aluminium windows and door with blinds fitted, fire extinguisher, smoke alarm, power sockets, lighting, industrial flooring and newly painted white décor.

SMALLER STORE AREA

73'17" x 4'1" (223 x 1.25)

This area is open plan to the larger store area with industrial flooring, tiled and part painted walls.



GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (775 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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KITCHEN/LARGE STORE AREA

19'6" x 15'8" (5.95 x 4.80)

This area could be used as a kitchen with wall mounted sink and hot/cold taps, wall mounted boiler, lighting, smoke alarms, fire extinguishers, part tiled and part newly painted décor walls, industrial flooring, grey aluminium double glazed window and grey aluminium door leading out to the rear steps/courtyard.

TOILET

10'7" x 4'4" (3.23 x 1.34)

With fully tiled walls, low flush w.c and a pedestal hand basin with chrome mixer tap.

OUTSIDE

To the rear are steps leading to the courtyard area.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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
01246 221039

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