



## 2A Charlesworth Street, Carr Vale, Chesterfield, S44 6JH

£595 Per Month

- Shop Premises
- Ground floor area
- Suitable for a range of uses (STPP)
- Prominent corner position
- First Floor Area & Bathroom
- Available NOW!
- Improved Throughout
- Good local footfall and visibility

# 2A Charlesworth Street, Chesterfield S44 6JH

A Prominent Dual Aspect Commercial Premises, which has been improved throughout and offers excellent potential for a variety of uses, subject to any necessary consents

Benefiting from a strong corner visibility, while the first floor offers useful ancillary space suitable for storage, office use, or staff facilities.

Ideal for a local retailer, salon, office, or service based business looking for a well located and ready to go premises.

Available to let on flexible lease terms.

Viewing is By Appointment Only

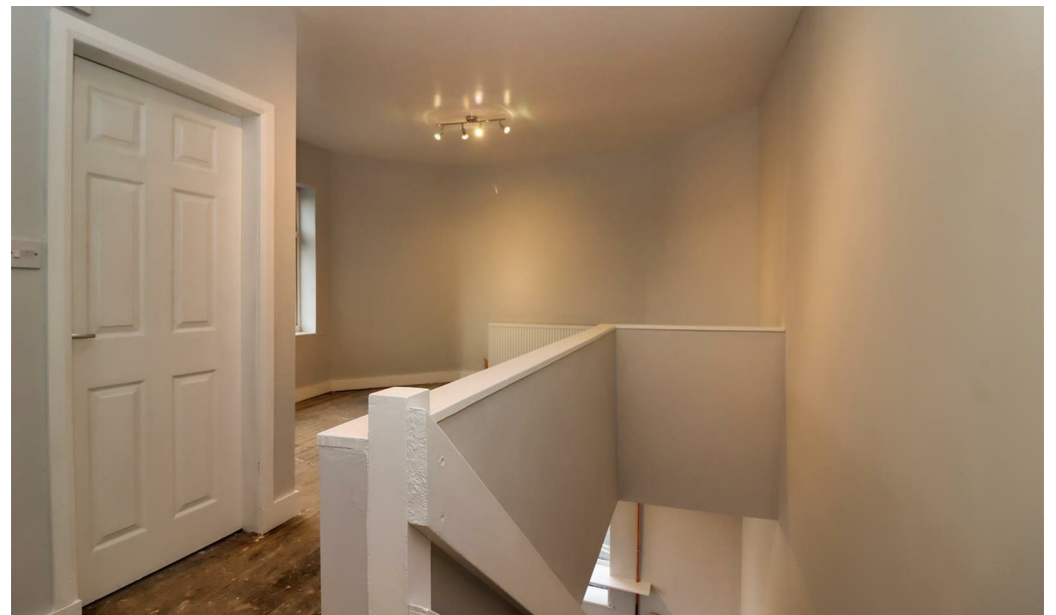
Total floor area; 52.7 Sq.M / 567 Sq.Ft



Council Tax Band: Exempt





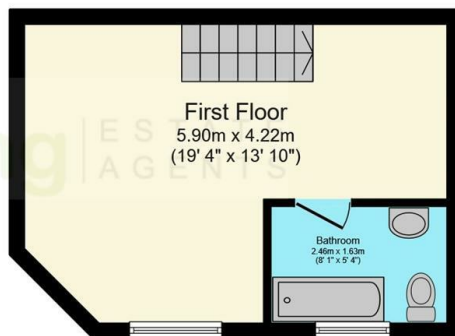








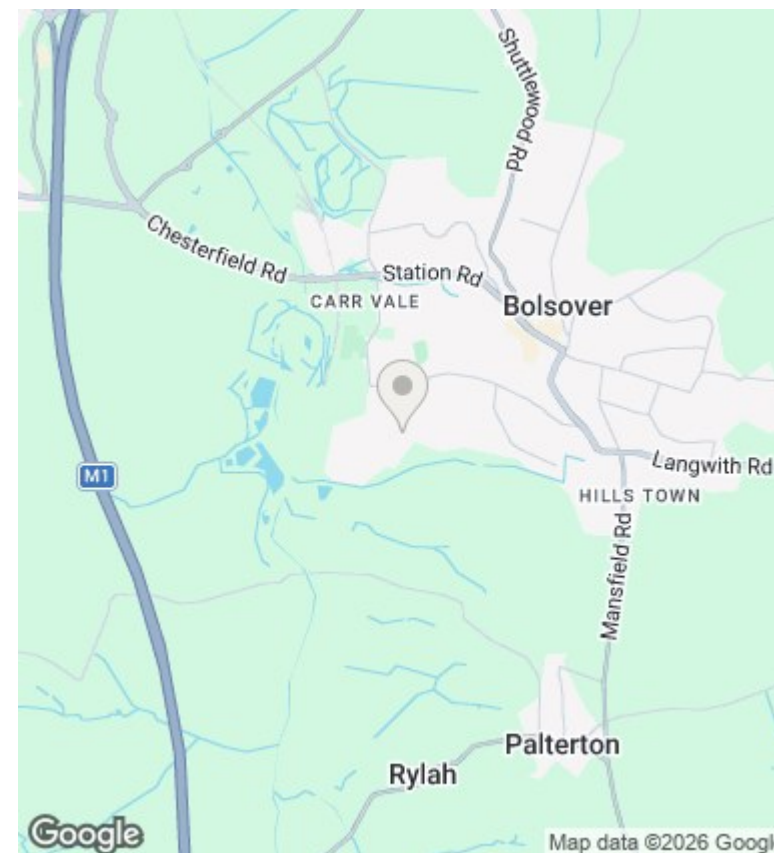
**Ground Floor**  
Floor area 28.6 sq.m. (308 sq.ft.)



**First Floor**  
Floor area 24.1 sq.m. (259 sq.ft.)

Total floor area: 52.7 sq.m. (567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

## Council Tax Band

Exempt

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 63      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |
| EU Directive 2002/91/EC                            |         |           |
| <b>England &amp; Wales</b>                         |         |           |