



10 Rose Hill, Chesterfield, S40 1LW
£125,000



* THREE STOREY PREMISES * CURRENTLY USED AS OFFICES * POTENTIAL FOR CONVERSION TO RESIDENTIAL (SUBJECT TO PLANNING) * FOUR SPACIOUS OFFICE AREAS * KITCHENETTE * W.C. * REAR YARD WITH BRICK OUTBUILDING * OFF STREET PARKING * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING * CLOSE TO AMENITIES AND OTHER BUSINESSES

W T Parker are delighted to offer to the market this three storey end of terraced property which is currently used as office premises but could potentially be converted into residential (subject to the appropriate planning consents). The property is positioned in Chesterfield town centre and is close to amenities and facilities including excellent public transport links.

The existing owner currently runs a financial services business from the property but is offering the property for sale with no onward chain and immediate possession is available.

Over three three floors, there are four spacious offices, a kitchenette and w.c. There is the added benefit of off street parking to the front of the property along with a paved yard area to the rear and a brick built outbuilding and there is also a gas fired central heating system and UPVC double glazing.

Contact Rachael for further information or to arrange a viewing 01246 232156 / rachael@wtparker.com



Ground Floor Accommodation

Office 1

26'2" x 12'9" (8.00 x 3.89)

A spacious area with carpet tiled flooring, radiators and 2 double glazed windows. Access is given to a storage cupboard located underneath the stairs, out to the rear yard and up to the first floor.

First Floor Accommodation

Landing

With doors leading through to:

Office 2

12'3" x 12'8" (3.75 x 3.88)

A further spacious office located to the front of the property. It has carpeted floor tiles, radiator and double glazed window.

Office 3

13'5" x 9'6" (4.09 x 2.92)

A further spacious office located to the rear of the property. It has a radiator, double glazed window and kitchen unit which has a wall and base unit with single sink and drainer and space for an undercounter fridge. Access is also given to the WC and up to the second floor.

W.C.

3'6" x 5'2" (1.07 x 1.60)

A good sized room with carpet tiled flooring, radiator and double glazed window with obscured glass. The combi boiler is also housed here.

Second Floor Accommodation

Office 4

17'10" x 12'9" (5.44 x 3.89)

A very spacious office area which has carpet tiled flooring, two radiators and a double glazed window located to the front of the property. Access is also given to a good sized storage area towards the rear of the property.

Outside

With paved area to the front elevation, providing off street parking.

There is also a pathway to the side of the property which leads to the rear garden where there is a paved yard area and brick built outbuilding.

Viewing

Strictly through the agents on 01246 232 156

Important Note

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.

2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.

3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.

4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.

5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.

6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.

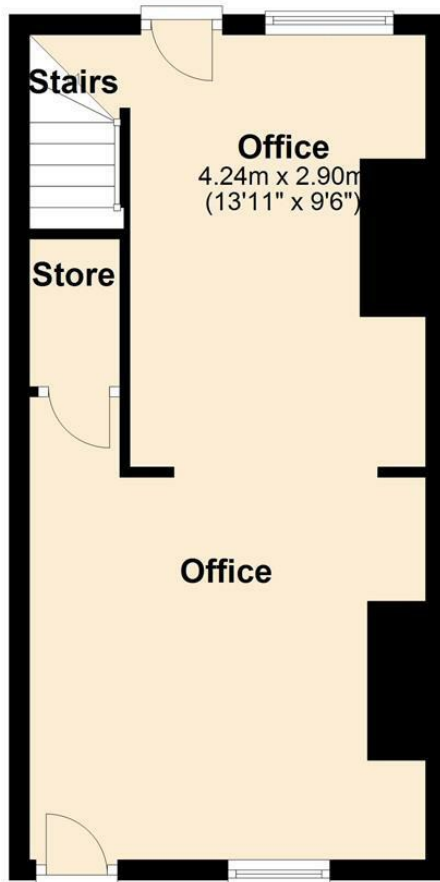
7.Alterations to the details may be necessary during the marketing without notice.





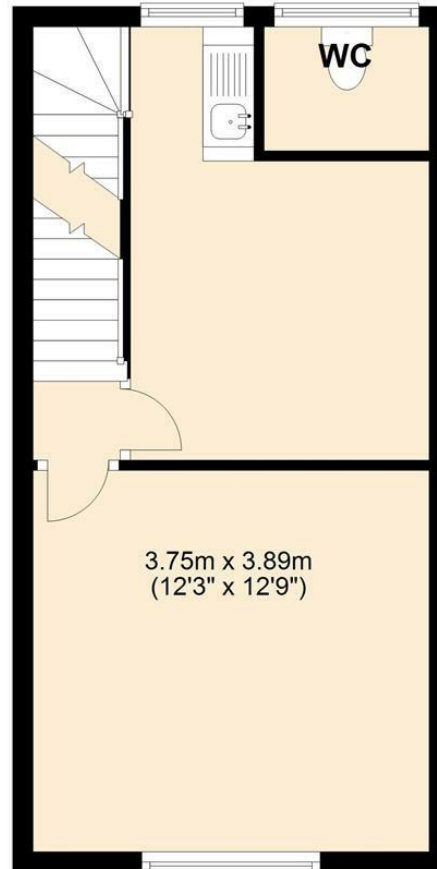
Ground Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



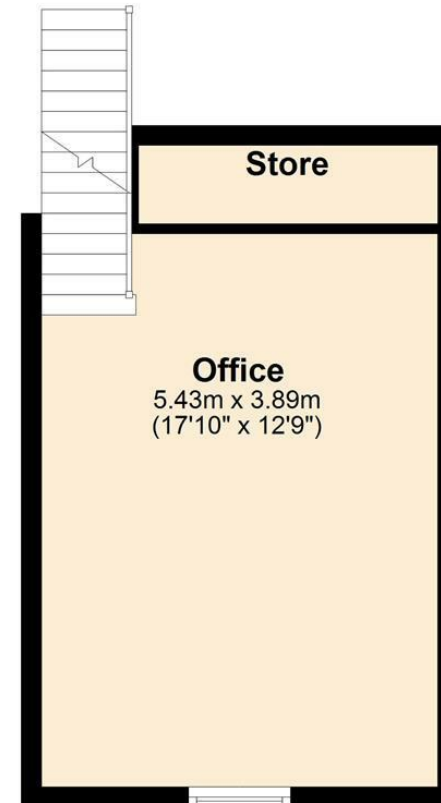
First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.5 sq. feet)