



Former Engineering Buildings, Yard & Retail Area Palterton Lane, Sutton Scarsdale, Chesterfield, S44 5UT

- COMMERCIAL PREMISES - LARGE STEEL PORTAL FRAMED BUILDINGS WITH RETAIL SALES AREA
- OFFICES, STORES & WORKSHOPS WITH OVERHEAD CRANE
- APPROXIMATELY 0.47 ACRE SITE WITH AMPLE PARKING

Guide Price £475,000



Location

The site sits off Palterton Lane to the south east of Sutton Scarsdale, Derbyshire within easy reach of the M1 motorway via Junction 29.

Description

A well established former agricultural engineering site with complimentary retail sales outlet on the premises with ample parking.

The property comprises two interlinked substantial industrial buildings constructed with mezzanines of steel portal frames and block walling under a pitched roof.

There is an additional steel framed lean-to with additional workshops and storage, all secured by substantial metal gates to the roadside.

Accommodation

The premises have an approximate gross internal floor area of 9287sq.ft. (863sq.m)

Main Buildings

Gross Internal Floor Space: Approx 862 sq.m. (9278 sq.ft.)

Additional Lean-to: Approx 80 sq.m. (861 sq.ft.)

Mono Pitch Store: Approx 44 sq.m. (473 sq.ft.)

Total: 986 sq.m. (10,612 sq.ft)

Access

Access to the site is via two large gates straight off the main Road of Palterton Lane.

Rights of Way, Wayleaves and Easements

We are not aware of any public rights of way crossing the property.

Boundary Responsibility

The buyer is responsible for all boundaries.

Use Class

The buildings have permission for the use of agricultural engineering.

All enquiries regarding change of use should be discussed with North East Derbyshire District Council Planning Department 01246 231111

Local Authority & Planning

All enquiries should be directed to:

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
S42 6NG
Tel: 01246 231111

EPC

The Property has an EPC rating of D/80

Tenure

The Property is understood to be freehold, registered Title DY191122

Rateable Value

The property has a rateable value of £26,500

Services

We have been advised by our clients that there is mains 3 phase electric and water with foul drainage to a septic tank.

Viewing Arrangements

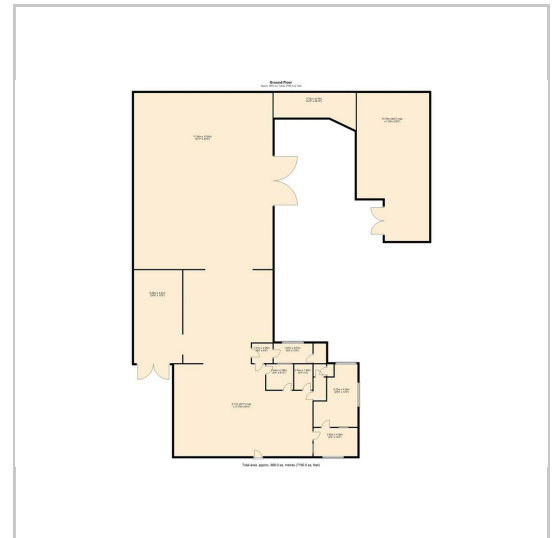
For further information or to arrange a viewing, please contact the agents:

Rachael Grange 01246 232156 | rachael@wtparker.com

Location Map



Floor Plans



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