

# PINEWOOD



Mill Street, Clowne, Chesterfield, Derbyshire S43 4JN

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Offers In The Region Of £260,000





**\*\* INVESTMENT OPPORTUNITY - TO BE SOLD WITH SITTING TENANT OCCUPYING THE FLAT\*\***

Pinewood Properties are delighted to offer this opportunity to buy this property consisting of a shop, a studio apartment (currently being used as a sewing room) and a flat with one/two bedrooms over two floors with sitting tenant.

**35 MILL STREET - COMMERCIAL PROPERTY**

The commercial premises on the ground floor is currently being used as a curtain and blind manufacturers. The property consists of a shop area with electric plinth heaters and an office area with W/C.

**35B MILL STREET - STUDIO APARTMENT/SEWING ROOM**

This area is currently being used as a sewing room by the curtain and blind business. There is a living/bedroom area, a kitchen area with integrated oven and hob and a bathroom consisting of a bath, a wash hand basin and toilet. The boiler for the central heating is also located in a cupboard in the bathroom.

**35A MILL STREET - ONE/TWO BEDROOM FLAT**

The flat is based over two floors. To the lower floor there is a master bedroom, a bathroom consisting of a bath, a wash hand basin and low flush toilet. There is also an office/bedroom with a window viewing in to the master bedroom. To the upper floor there is an entrance hallway giving access in to the kitchen which has an integrated oven and hob, kitchen sink and the central heating boiler. Returning back in to the entrance hallway there are the stairs leading down to the lower floor and a further door giving access in to the lounge.

- COMMERCIAL PROPERTY WITH STUDIO APARTMENT & FLAT
- STUDIO APARTMENT (CURRENTLY BEING USED AS A SEWING ROOM) WITH GAS CENTRAL HEATING
- IDEALLY PLACED IN BUSY SHOPPING AREA
- IDEAL INVESTMENT OPPORTUNITY
- FREEHOLD
- SHOP WITH W/C AND ELECTRIC PLINTH HEATERS
- FLAT OVER TWO FLOORS WITH UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- GOOD ACCESS TO COMMUTER LINKS AT M1 J30
- FLAT (35a) COUNCIL TAX BAND 'A'
- NO CHAIN

**35 Mill Street (Shop)**

**Shop Area**

47'1" x 13'3" (14.36 x 4.05)

**Office Area & W/C**

16'4" x 7'1" (5.0 x 2.16)

**35B Mill Street (Studio Apartment)**

**Living Area**

20'1" x 13'1" (6.13 x 4)

**Kitchen Area**

10'5" x 7'1" (3.19 x 2.17)

**Bathroom**

7'0" x 5'8" (2.15 x 1.75)

**35A Mill Street (Flat)**

**Kitchen**

13'5" x 6'9" (4.10 x 2.07)

**Lounge**

13'9" x 14'4" (4.20 x 4.37)

**Bedroom One**

13'9" x 13'6" (4.20 x 4.13)

**Bathroom**

6'11" x 5'6" (2.12 x 1.70)

**Office/Bedroom Two**

**Roof Terrace**

**DISCLAIMER**

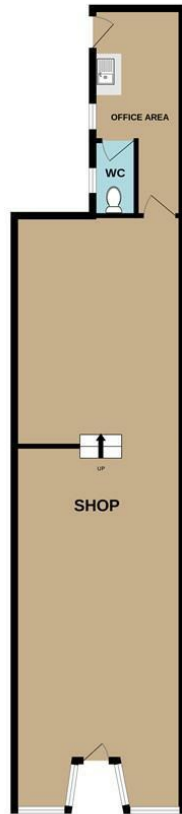
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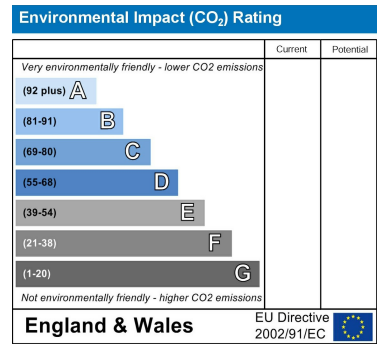
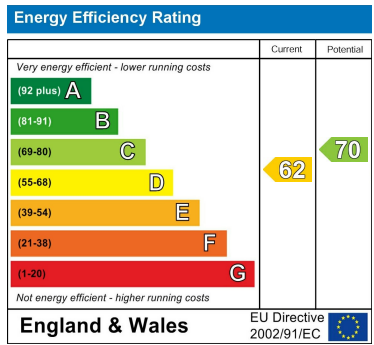


GROUND FLOOR  
67.4 sq.m. (726 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (726 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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DISCLAIMER

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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