



Mill Street, Clowne, Chesterfield, Derbyshire S43 4JN

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Offers In The Region Of £260,000

PINEWOOD



**Mill Street
Clowne
Chesterfield
Derbyshire
S43 4JN**



**Offers In The Region Of
£260,000**
null bedrooms
null bathrooms
null receptions

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

**** INVESTMENT OPPORTUNITY ****

Pinewood Properties are delighted to offer an opportunity to buy this property which consists of a studio apartment, a flat with one/two bedrooms over two floors with sitting tenant and a commercial property.

35B MILL STREET - STUDIO APARTMENT

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. This area is currently being used as a sewing room by the curtain and blind business.

35A MILL STREET - ONE/TWO BEDROOM FLAT TO BE SOLD WITH SITTING TENANT

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.

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.

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)

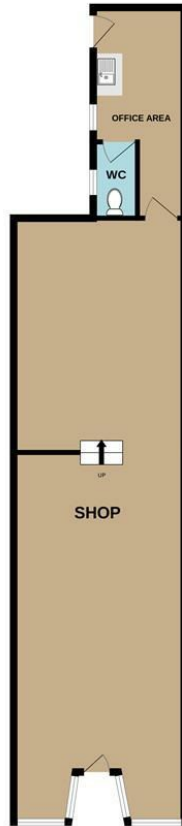
Bathroom

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

35A Mill Street (Flat)



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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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

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(19-34) E
(21-38) F			(11-38) 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	62	England & Wales
		70	EU Directive 2002/91/EC

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