

- ▶ Former Co-op Foodstore
- ▶ 15,368 sq ft (1,427.81 sq m)
- ▶ Excellent high street position
- ▶ Parking for 82 cars to rear
- ▶ Potential for development of mixed use scheme



Former Co-op Premises, Town End, Bolsover S44 6DT



Sam Hall
07929 204405
shall@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

The property is located in a prime position on Town End (A632) in the heart of Bolsover town centre, close to the junction with Market Place.

Bolsover is a market town situated in north east Derbyshire approximately 26 miles from Nottingham, 27 miles from Derby, 18 miles from Sheffield and 2.1 miles from the M1 Junction 29a.

Description

Overall site area of 1.23 acres.

The premises comprise a building of steel portal frame construction with blockwork infill and brick elevations under a predominantly flat roof with a pitched tiled roof and a side addition.

Until recently trading as a Co-op foodstore with large ground floor sales area with ancillary accommodation to the rear including bakery and food preparation areas and stores.

There is part first floor area providing additional stores, staff welfare areas, w.c.'s

To the rear is a covered loading bay.



Planning

The premises have consent for Class E(a) Retail under the Use Classes Order 1987 (as amended). Alternative business or leisure opportunities, including healthcare, gymnasium and creative industries would be considered.

Potential for development for a Mixed Use scheme to retain a retail element fronting Town Street and residential over and/or to the rear, subject to planning.

Interested parties should make their own enquiries direct with the local planning department at Bolsover District Council.

Accommodation

	Sq M	Sq Ft
Sales Area	734.40	7,905
Ancillary Ground floor areas	434.29	4,674
First Floor	259.12	2,789
Total	1427.81	15,368

There are approximately 82 customer parking spaces to the rear plus a large service yard with covered loading bay.



Tenure

The premises are available freehold with vacant possession.

Price

Freehold price on application .

Alternatively the premises maybe available to rent on a new flexible term lease -full details via the agents .

VAT

VAT will be applicable on the sale price at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

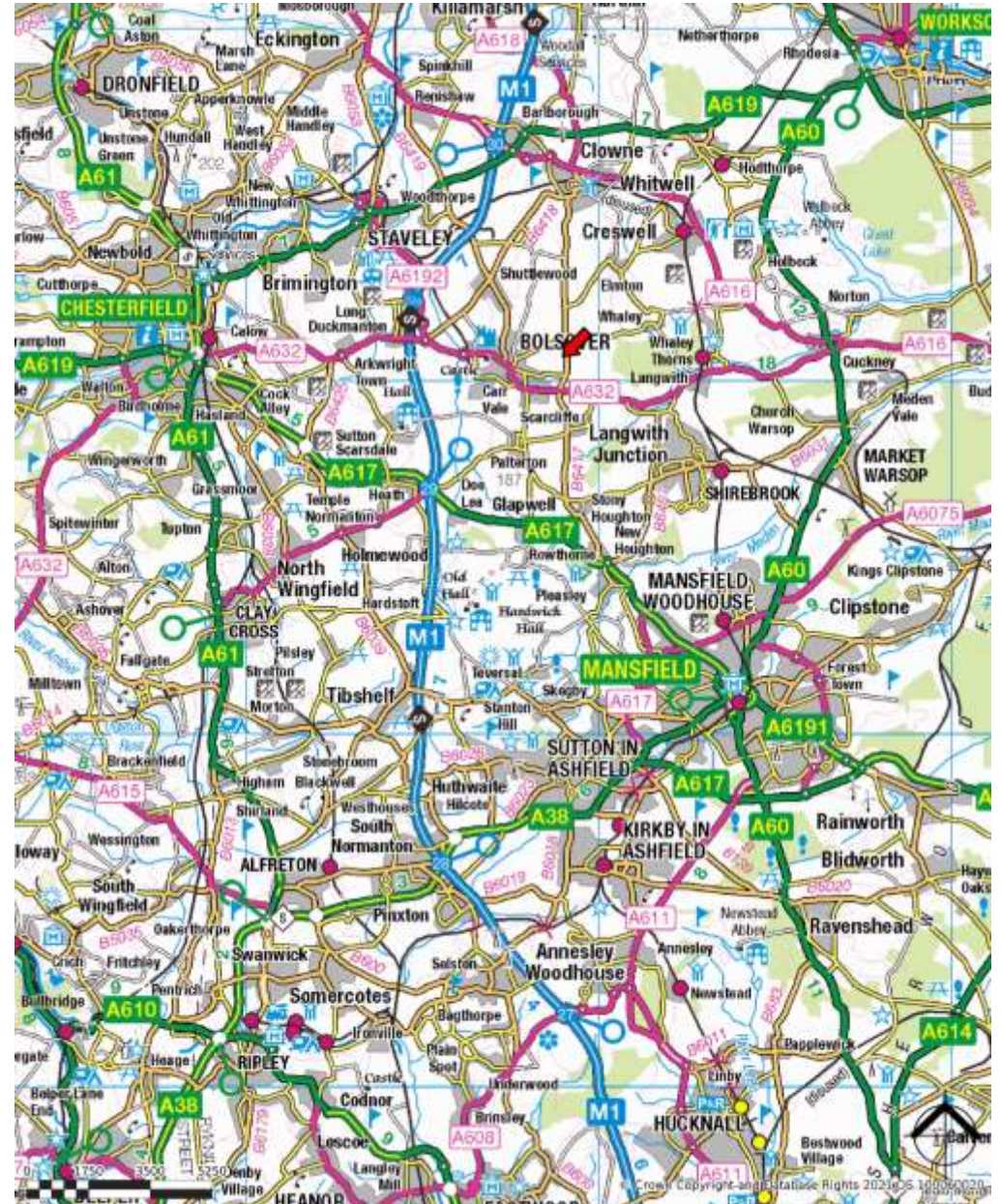
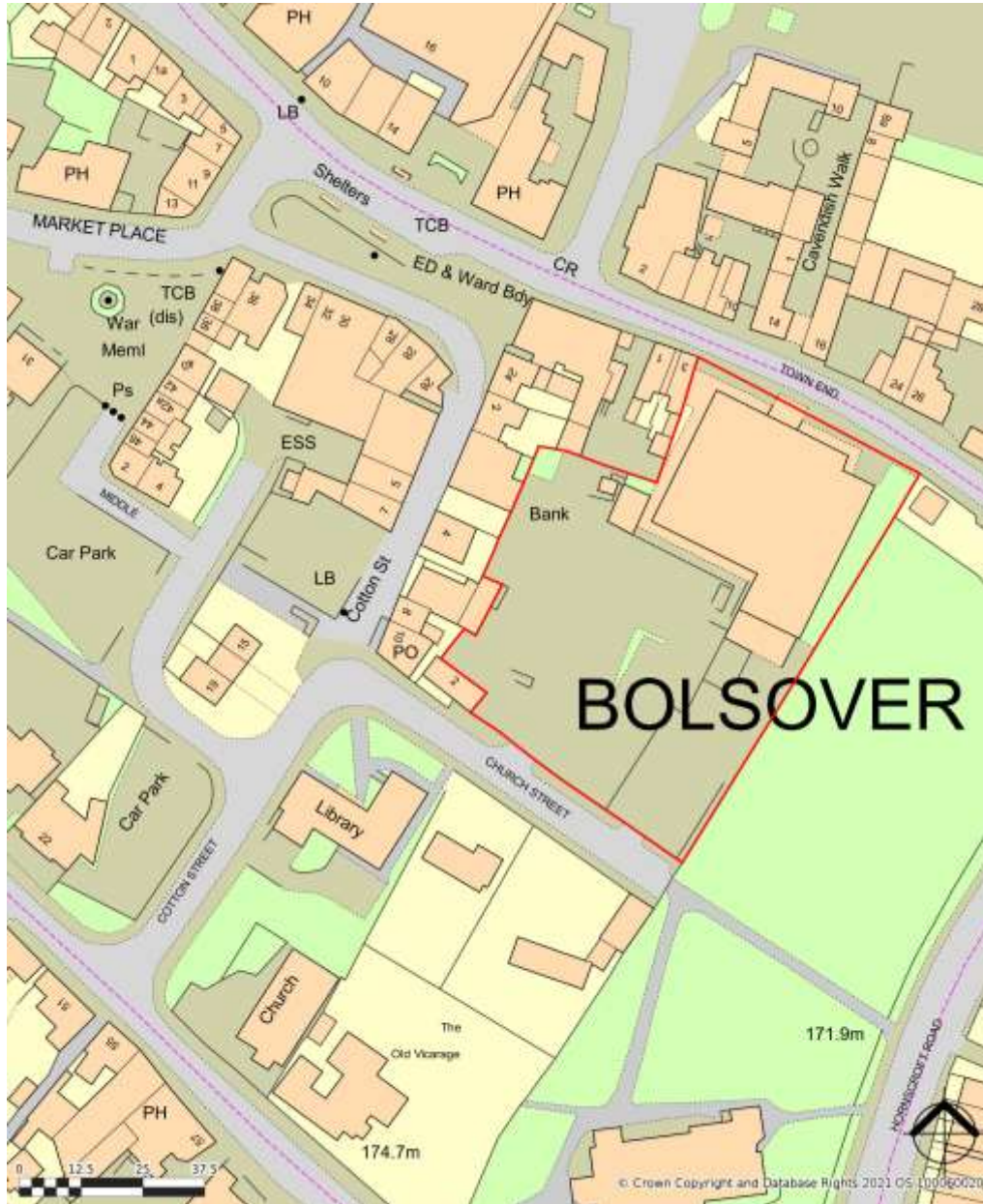
The premises has an Energy Performance Certificate rating of E(101). A full copy of the EPC is available on request.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.







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