



Former Co-op Foodstore, Town End, Bolsover, Chesterfield, Derbyshire S44 6DT

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 for mixed use scheme**

For enquiries and viewings please contact:



Nick Hosking
07855 423458
nhosking@innes-england.com



Sam Hall
07929 204405
shall@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.

Accommodation

	Sq M	Sq Ft
Total	1,427.7	15,368

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have retail consent falling under Class E (Business, Commerce and Service) of the Use Classes Order 1987 (as amended). Interested parties are to clarify their own use direct with the local planning department.

Tenure

The property is available freehold with vacant possession

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £143,000. Source: VOA

Price

Freehold on application

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E (101)

Viewings

Viewings are by appointment with sole agents Innes England

Our 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.

Date Produced: 15-Feb-2022



