



10 Station Road

Whittington Moor, Chesterfield, S41 9AQ

Offers in the region of £220,000



Located in the vibrant area of Whittington Moor, Chesterfield, this commercial property on Station Road presents an exceptional opportunity for prospective buyers or investors. Previously operated as a bar, the premises boasts a spacious layout, featuring two well-appointed reception rooms that offer versatility for various business ventures. The property includes a WC, ensuring convenience for both staff and patrons.

One of the standout features of this location is its prominent position just off a busy roundabout, surrounded by an array of shops, bars, and restaurants, which guarantees a steady flow of foot traffic. This high street location is ideal for those looking to establish a thriving business in a bustling community.

The presence of two residential one-bedroom flats above the commercial space adds further value, offering potential rental income or accommodation for staff.

This property is available with no chain and vacant possession, making it an attractive proposition for those eager to commence their business venture without delay. Whether you are an experienced entrepreneur or a first-time buyer, this commercial premises offers a unique opportunity to make your mark in a lively and well-connected area.



CELLAR

Room 1 10'5" x 12'7" (3.20 x 3.85)

A good sized room which is currently set up as a pub cellar with pumps etc.

Room 2 13'11" x 14'11" (4.25 x 4.55)

A good sized room which is currently set up as a pub cellar with pumps etc.

GROUND FLOOR

Main Bar 23'9" x 42'4" (7.24 x 12.92)

This space is currently set up as a bar. It has wooden flooring which steps down to a "dance floor" which has wood effect laminate flooring and leads out to the WC. Access is give down to the cellar via a lockable door. There is a large window also and door with roller shutter providing access out to the main Street.

FIRST FLOOR

To the First Floor there are 2 residential properties. Both comprise of a Living Room, Kitchen, Bathroom and Bedroom. Currently the properties are tenanted. They are accessed around the back of the property.

EXTERNAL

Store Building 17'0" x 13'5" (5.19 x 4.09)

Brick built structure which is secure and ideal for storage.

Flat 1

A spacious one bedroom flat with open plan living and kitchen area. This is currently tenanted.

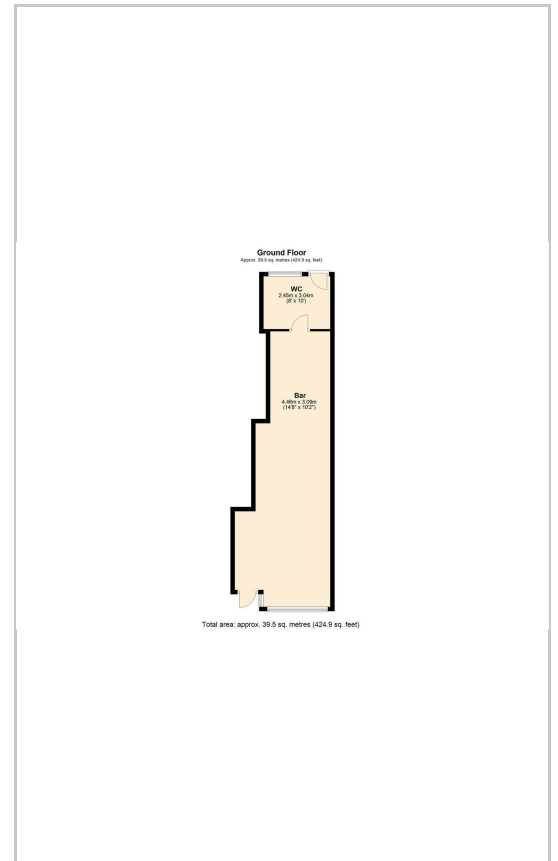
Flat 2

A spacious one bedroom flat with open plan living and kitchen area. This is currently tenanted.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.