

46a Market Place, Bolsover

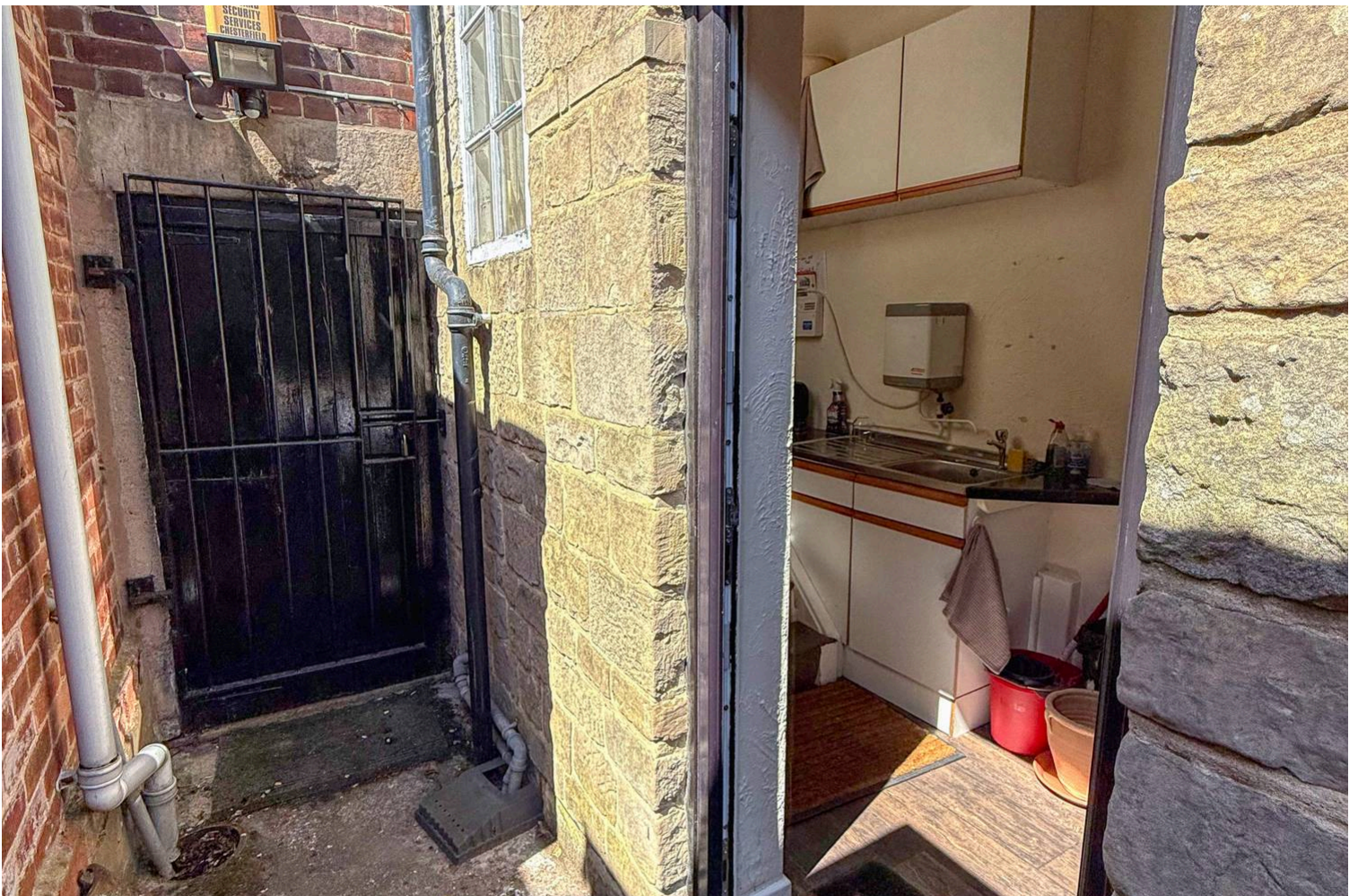
£425 PCM Leasehold

Well-presented commercial premises over two floors, currently used for beauty and wellness, suitable for various uses (subject to consents).

Council Tax band: TBD

Tenure: Leasehold

A well-presented and versatile commercial premises arranged over the ground and first floors, currently configured for beauty and wellness use, but suitable for a variety of commercial occupiers subject to the necessary consents.





Kitchen

The property includes a compact kitchenette fitted with a stainless steel sink and drainer, electric heater tap, base cupboards, worktop preparation space, and power points.

Wc

3' 9" x 4' 9" (1.14m x 1.44m)

To the ground floor is a shared WC with a low-flush WC, pedestal wash hand basin with electric water heater tap, tiled splashback, wall-mounted mirror unit, and vinyl flooring.

Main Reception Room

18' 0" x 13' 3" (5.48m x 4.05m)

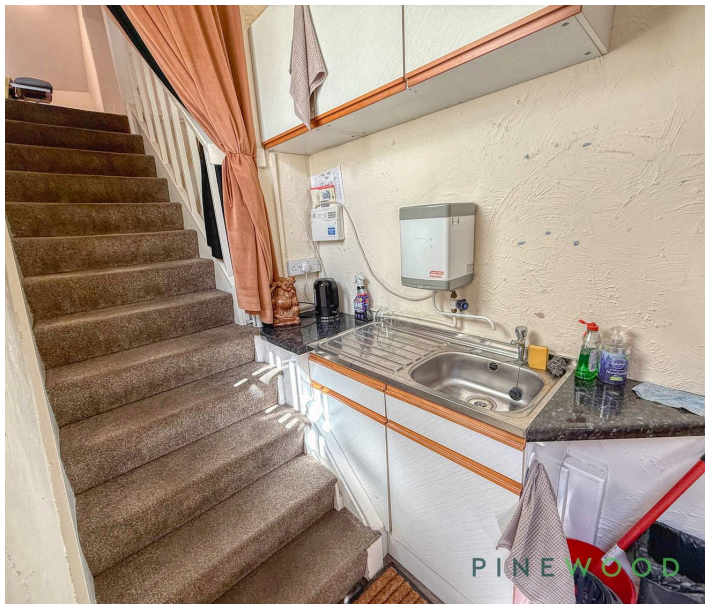
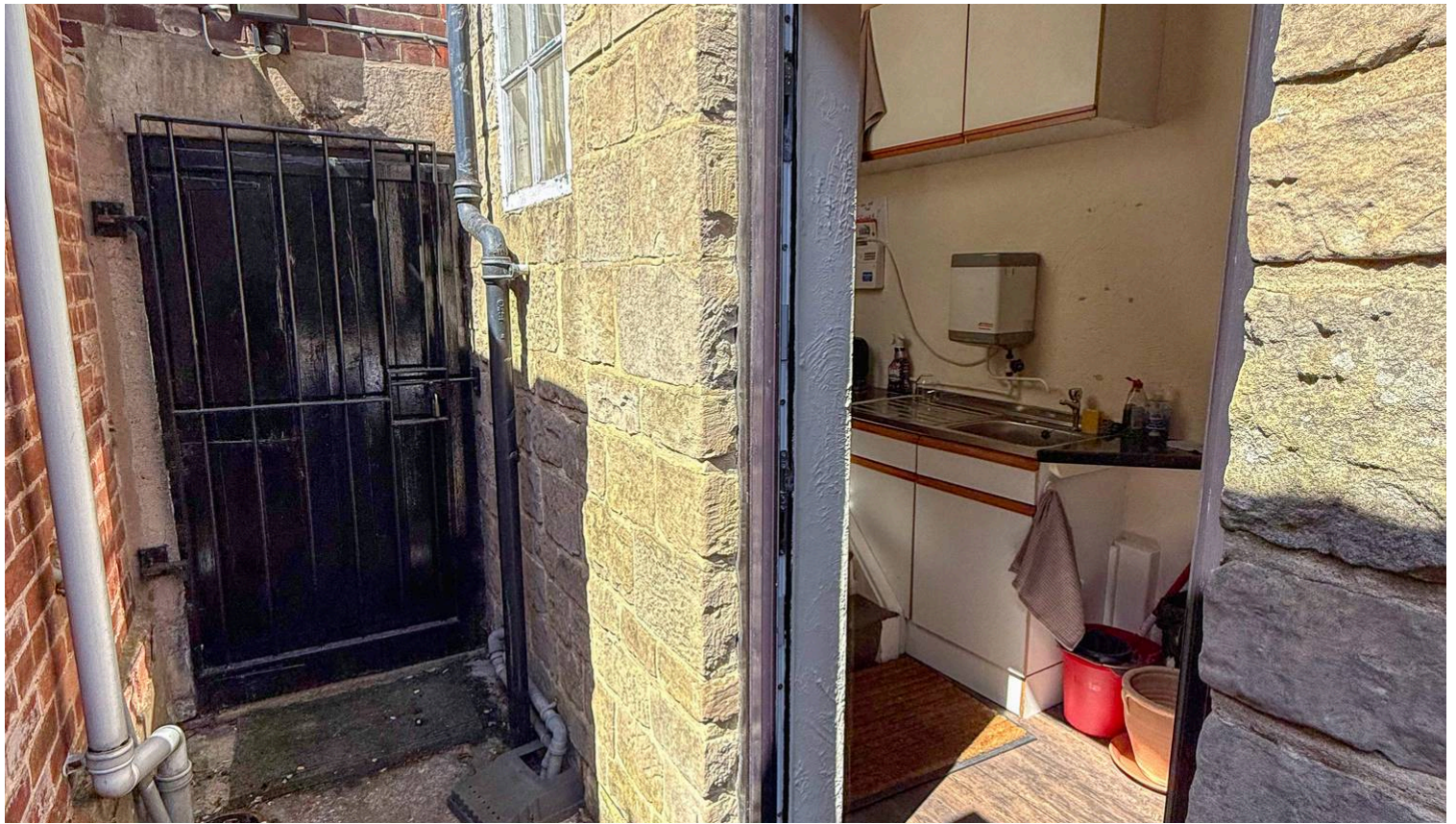
The first-floor accommodation offers a bright and spacious treatment/reception area benefitting from dual aspect windows with Georgian-style inserts, fitted carpets, neutral décor, sink, and recessed downlighting throughout. The space is currently arranged with massage/treatment beds, creating an ideal environment for beauty, therapy, or wellness operators. A reception area is positioned within the main room, together with a fitted vanity/storage unit and additional seating area.

Second Reception Room / Store

17' 11" x 6' 9" (5.45m x 2.05m)

A stepped access leads through to a further section of accommodation, with two doors opening into a separate private room currently utilised as a storeroom. This additional room also benefits from neutral décor, fitted carpet, downlighting and a sink.





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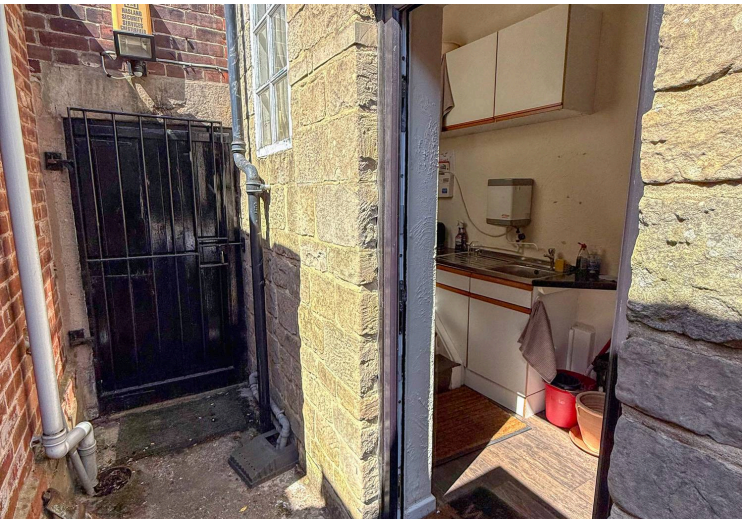
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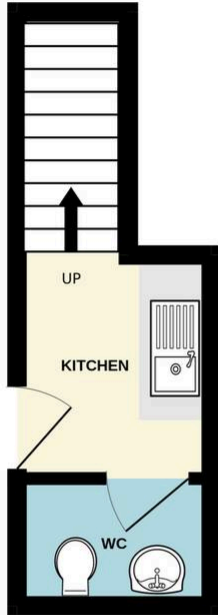
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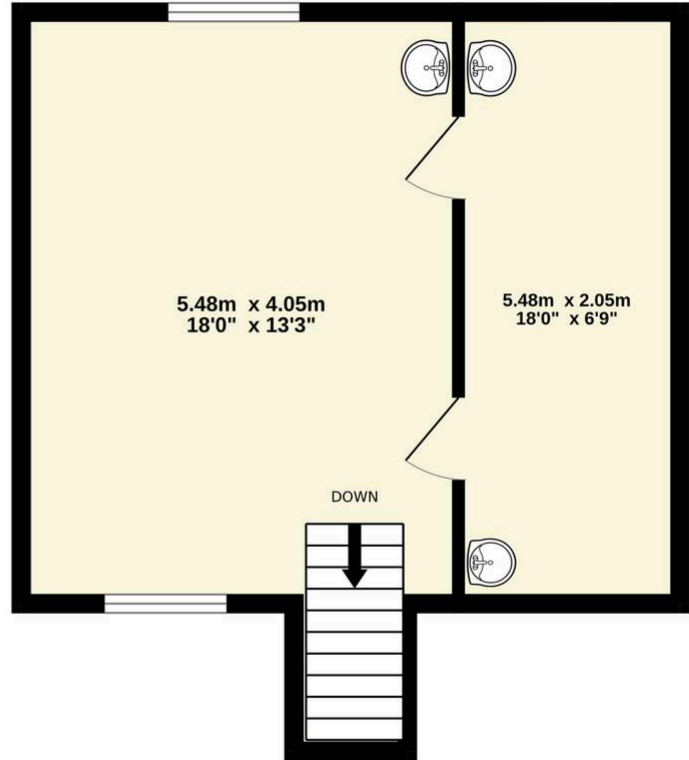




GROUND FLOOR
8.2 sq.m. (88 sq.ft.) approx.



1ST FLOOR
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 43.0 sq.m. (463 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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Tenure: Leasehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

