



## **36 Central Avenue, Chesterfield, S40 2PQ**

- Retail Premises, Yard & Outbuildings ■ Double Fronted Shop ■ Approximately 428 sq.ft. ■ Double Gates Leading to Parking/Yard Area ■ Available Immediately ■ Flexible Lease Available

**£8,000 PER ANNUM**



## Description

Fronting Central Avenue, these premises could be used for a variety of purposes and has most recently accommodation a sandwich shop business. The shop is accompanied by a side/rear yard which facilitates off street parking and leads to the range of outbuildings and garage.

### Main Shop Area 15'11"x 18'10" (4.85mx 5.74m)

A double front shop fronting Central Avenue with door to outside and access to:

### Rear Kitchen Area 18'8" x 7'3" (5.69m x 2.21m)

With door to rear elevation.

## Outside

To the side of the property there are double gates which provide access to secure parking and leads to the range of brick built outbuildings.

There is also a useful covered workshop area which also gives access to the rear shop/kitchen area and w.c.

## Lease

Flexible Lease terms are available.

## Rateable Value

The current rateable value is £3,350 per annum

## Availability

The property is available for immediate possession.

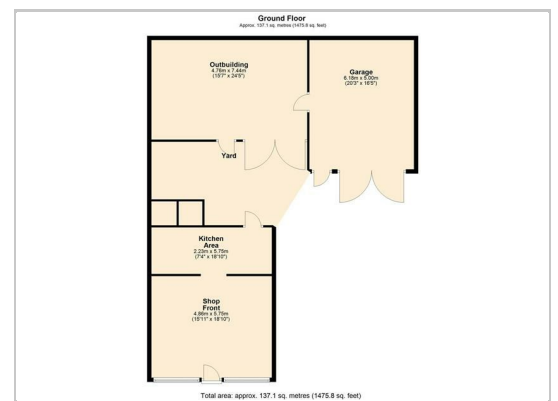
## Viewing

Strictly by appointment with the agent on 01246 232156

## Location Map



## Floor Plans



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