



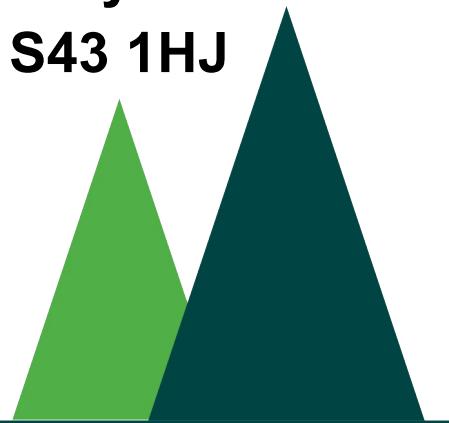
High Street, Brimington, Chesterfield, Derbyshire S43 1HJ



£795 Per Month

PINEWOOD

# High Street Brimington Chesterfield Derbyshire S43 1HJ



**£795 Per Month**

**0 bedrooms  
1 bathrooms  
2 receptions**

- LOCATED IN THE HEART OF BRIMINGTON ON A MAIN THOROUGHFARE ROAD
  - NEW KITCHEN FITTED IN 2020 - KITCHEN WITH WC OFF
    - LARGE MULT USE STORE ROOM
  - LIGHTING AND POWER - MOSTLY UPVC DOUBLE GLAZED WINDOWS
    - SECURITY SHUTTERS
  - PARKING TO THE SIDE FOR TWO CARS - SECURE SHUTTER
    - LARGE VERSATILE COMMERCIAL AREA
    - FOOTFALL TO THE FRONT OF THE PROPERTY
  - VERSATILE COMMERCIAL PROPERTY - IDEAL FOR A VARIETY OF USES -RETAILS, SHOP, OFFICE, GYM ETC
    - STOCK MAY BE AVAILABLE BY NEGOTIATION



Located in the heart of Brimington on a prominent main road, this versatile commercial property presents an outstanding opportunity for a wide range of business uses. Benefiting from excellent visibility and regular foot traffic, the premises are ideal for retail, office, salon, gym, or other commercial ventures.

Internally, the property offers a spacious main commercial area that can be easily adapted to suit your specific needs. To the rear, there is a modern fitted kitchen (installed in 2020) complete with a WC off, along with a large storeroom offering additional functionality and storage space.

The premises are well-equipped with lighting and power throughout, and most windows are uPVC double glazed, enhancing energy efficiency and comfort. Added security shutters to the front and side provide peace of mind for business owners. All utilities to be paid by the tenant.

Externally, the property boasts off-road SECURE parking to the side for two vehicles.

**\*\*STOCK MAY BE AVAILABLE BY NEGOTIATION\*\***

**\*\*VIDEO TOUR - TAKE A LOOK AROUND\*\***

**\*\*If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information\*\***

#### **SHOP FLOOR**

31'10" x 16'7" (9.57 x 5.08)

This large, open-plan shop area offers a fantastic opportunity for a wide range of commercial uses. Currently set up as a convenience store, the space is equally well-suited for use as a salon, beauty clinic, gym, office, or other retail purposes.

The interior features painted décor, durable vinyl flooring, and is well-equipped with lighting and power outlets throughout, providing a clean and practical working environment that can be easily adapted to meet a variety of business needs.

Whether you're launching a new venture or expanding an existing business, this versatile space offers excellent potential in a prominent and accessible location.

#### **SECURE PARKING**

To the side of the property, there is secure off-road parking for two vehicles, accessed via a remote-controlled roller shutter, offering both convenience and enhanced security.



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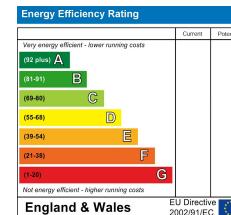
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TOTAL FLOOR AREA : 80.8 sq.m. (870 sq.ft.) approx.

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 statement made. The floorplan is for guidance only and should not be used as a scale drawing 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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Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



**ESTAS**  
WINNER



CHESTERFIELD  
HIGH STREET  
AWARDS  
WINNER



**KITCHEN**  
15'7" x 8'11" (4.76 x 2.73)  
The kitchen is well-equipped with an abundance of stylish grey gloss soft-close wall and base units, complemented by laminated worktops and tiled surrounds. It includes a sink with mixer tap, space for an AGA or standard cooker, and features inset spotlights for a modern touch. Finished with painted décor, vinyl flooring, a radiator, and a uPVC window, the kitchen also provides access to a WC with sink.

#### WC/SINK

3'5" x 5'5" (1.05 x 1.66)

The room includes a sink with chrome taps and a WC, complemented by a uPVC frosted window for privacy. Additional features include tiled flooring and a radiator, creating a clean and practical space.

#### RECEPTION /STORE

16'7" x 11'8" (5.08 x 3.56)

This is a highly useful room, ideal as a spacious storage area or for a variety of alternative uses. It features vinyl flooring, painted décor, a uPVC window, and an external access door.

#### DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

#### GENERAL INFORMATION

MOSTLY UPVC DOUBLE GLAZING - SECURE SHUTTERS TO THE FRONT AND

THE PARKING

LIGHTING

POWER

GAS CENTRAL HEATING

WATER

PINEWOOD