

PINEWOOD



Mill Street, Clowne, Chesterfield, Derbyshire S43 4JN

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Offers In The Region Of £260,000



*** INVESTMENT OPPORTUNITY - TO BE SOLD WITH SITTING TENANT OCCUPYING THE FLAT ***

Pinewood Properties are delighted to offer this opportunity to buy this property consisting of a shop, a studio apartment (currently being used as a sewing room) and a flat with one/two bedrooms over two floors with sitting tenant.

35 MILL STREET - COMMERCIAL PROPERTY

The commercial premises on the ground floor is currently being used as a curtain and blind manufacturers. The property consists of a shop area with electric plinth heaters and an office area with W/C.

35B MILL STREET - STUDIO APARTMENT/SEWING ROOM

This area is currently being used as a sewing room by the curtain and blind business. There is a living/bedroom area, a kitchen area with integrated oven and hob and a bathroom consisting of a bath, a wash hand basin and toilet. The boiler for the central heating is also located in a cupboard in the bathroom.

35A MILL STREET - ONE/TWO BEDROOM FLAT

The flat is based over two floors. To the lower floor there is a master bedroom, a bathroom consisting of a bath, a wash hand basin and low flush toilet. There is also an office/bedroom with a window viewing in to the master bedroom. to the upper floor there is an entrance hallway giving access in to the kitchen which has an integrated oven and hob, kitchen sink and the central heating boiler. Returning back in to the entrance hallway there are the stairs leading down to the lower floor and a further door giving access in to the lounge.

- COMMERCIAL PROPERTY WITH STUDIO APARTMENT & FLAT
- STUDIO APARTMENT (CURRENTLY BEING USED AS A SEWING ROOM) WITH GAS CENTRAL HEATING
- IDEALLY PLACED IN BUSY SHOPPING AREA
- IDEAL INVESTMENT OPPORTUNITY
- FREEHOLD
- SHOP WITH W/C AND ELECTRIC PLINTH HEATERS
- FLAT OVER TWO FLOORS WITH UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- GOOD ACCESS TO COMMUTER LINKS AT M1 J30
- FLAT (35a) COUNCIL TAX BAND 'A'
- NO CHAIN

35 Mill Street (Shop)

Shop Area

47'1" x 13'3" (14.36 x 4.05)

Office Area & W/C

16'4" x 7'1" (5.0 x 2.16)

35B Mill Street (Studio Apartment)

Living Area

20'1" x 13'1" (6.13 x 4)

Kitchen Area

10'5" x 7'1" (3.19 x 2.17)

Bathroom

7'0" x 5'8" (2.15 x 1.75)

35A Mill Street (Flat)

Kitchen

13'5" x 6'9" (4.10 x 2.07)

Lounge

13'9" x 14'4" (4.20 x 4.37)

Bedroom One

13'9" x 13'6" (4.20 x 4.13)

Bathroom

6'11" x 5'6" (2.12 x 1.70)

Office/Bedroom Two

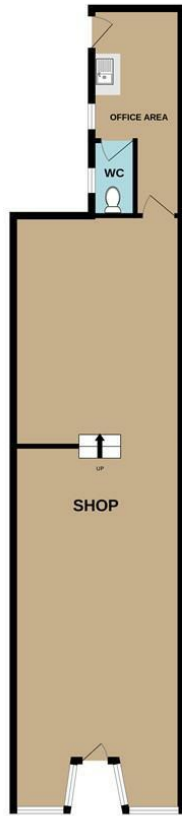
Roof Terrace

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



GROUND FLOOR
67.4 sq.m. (726 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (726 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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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Clay Cross, S45 9JE
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