acuitus

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial Development Opportunity

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Location

Miles

Roads

Situation

Rail

Air

Derbyshire S41 9EY





Property Information

Freehold Commercial Development Opportunity

- Former Funeral Parlour in established industrial location
- Approximately 720 sq ft on 0.12 acre site
- Change of Use and Development Potential (subject to consents)
- VAT not applicable
- Nearby occupiers include National Tyres & Autocars, Howdens and car showrooms for Fiat, Land Rover, Nissan, Volvo as well as numerous, independent trade counters

Lot 31

Auction

Vacant Possession

Status

Available

Sector

Development

Live Streamed Auction

On the Instructions of Dignity Funeral Directors

9th May 2024

Auction Venue

EPC

Tenure

Freehold.

The EPC will be available to view online in the solicitor's legal pack.

11 miles south of Sheffield, 24 miles north of Derby

The property is located in an established industrial location on Whitting Valley

Road, close to its junction with Whittington Hill, benefitting from excellent communication links, being within half a mile of A61. Nearby occupiers include National Tyres & Autocars, Howdens and car showrooms for Fiat, Land Rover,

Nissan, Volvo as well as numerous, independent trade counters.

A61, A617, A619, M1 (Junction 30)

Chesterfield Railway Station

Sheffield City Airport

Description

The property comprises a former funeral parlour arranged on the ground floor only. The property benefits from parking for about 3 cars to the front, on a site area of approximately 0.12 acres (0.05 hectares).

VAT

VAT is not applicable to this lot.

Viewings

There will be one accompanied viewing date on Monday 29th April at 12 noon. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Derbyshire S41 9EY





Tenancy & Accommodation

Floor	Use		Gross Internal Floor Areas (Approx sq ft)	Tenant
Ground	Former Funeral Parlour	66.84	(720)	VACANT
Total		66.84	(720)	

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

Derbyshire S41 9EY





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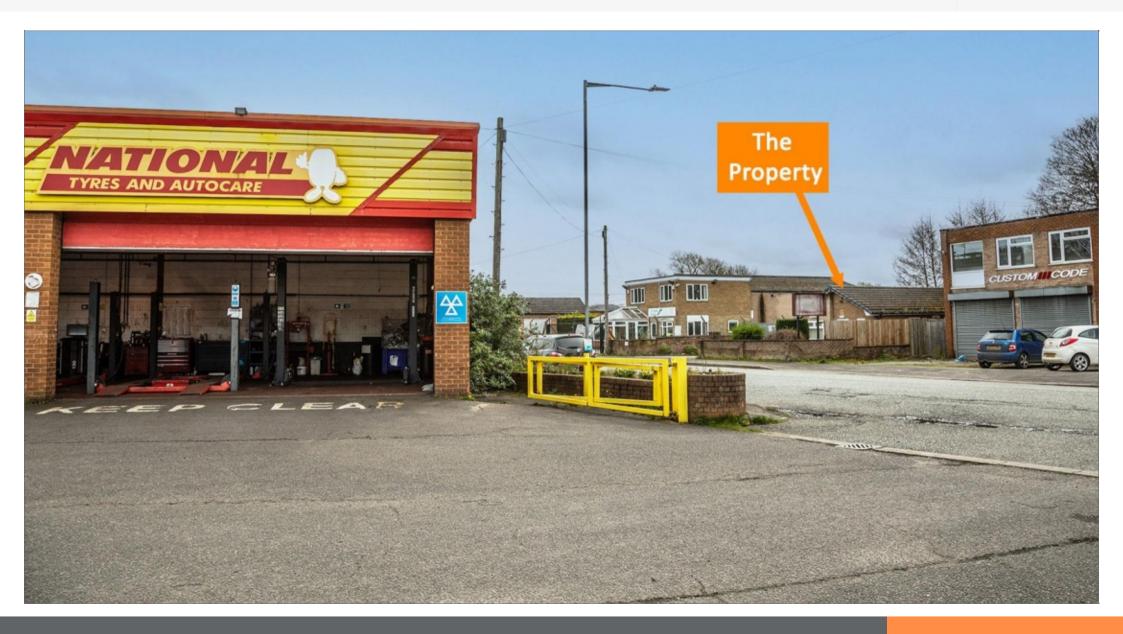
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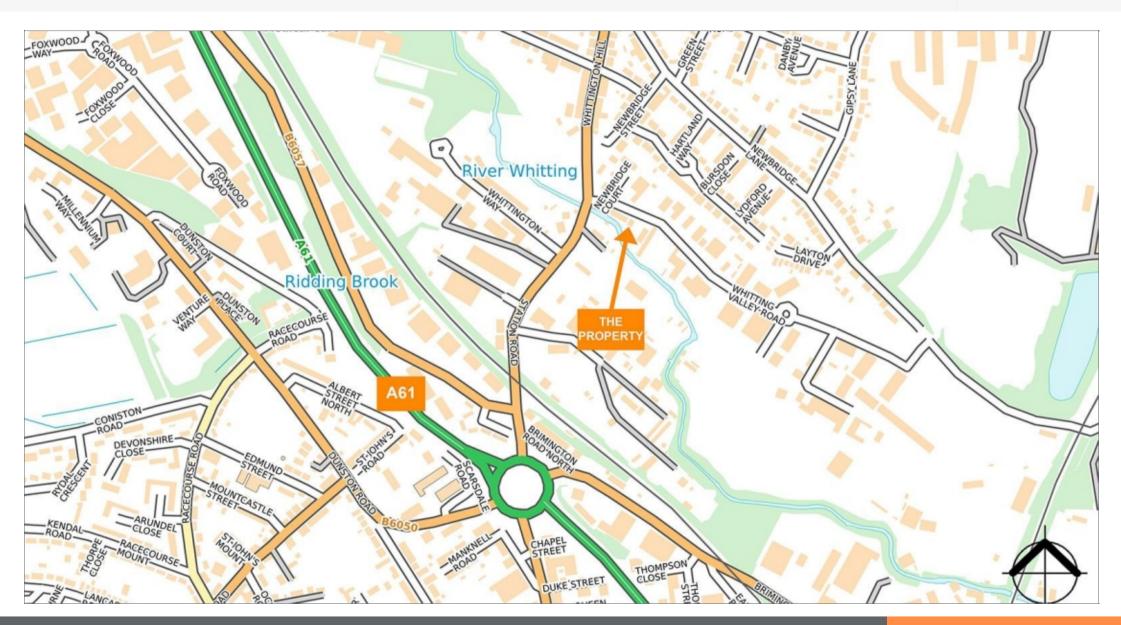
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