

**Lot 31, Whitting Valley Road, Whitting Valley Industrial Estate, Old Whittington, Chesterfield,  
Derbyshire S41 9EY**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 31, Whitting Valley Road, Whitting Valley Industrial Estate, Old Whittington, Chesterfield, Derbyshire S41 9EY

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## 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

9th May 2024

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

On the Instructions of Dignity  
Funeral Directors

### Location

**Miles** 11 miles south of Sheffield, 24 miles north of Derby  
**Roads** A61, A617, A619, M1 (Junction 30)  
**Rail** Chesterfield Railway Station  
**Air** Sheffield City Airport

### Situation

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.

### Tenure

Freehold.

### EPC

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

### 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](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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**Tenancy & Accommodation**

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant
Ground	Former Funeral Parlour	66.84	(720)	VACANT
<b>Total</b>		<b>66.84</b>	<b>(720)</b>	

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

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## Contacts

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2024