

bothams

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247 Chatsworth Road
Brampton, Chesterfield, S40 2BL

Offers In The Region Of £185,000

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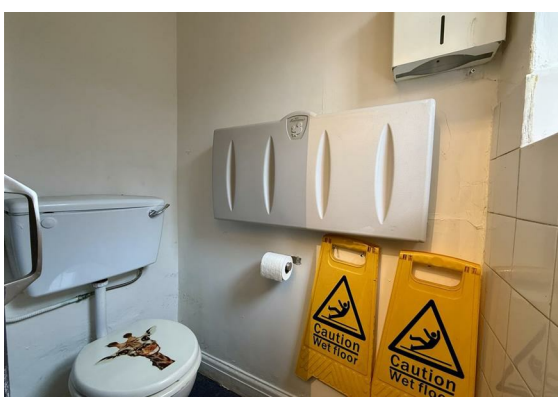
A rare opportunity to acquire freehold premises with vacant possession in a prominent position on Chatsworth Road, considered suitable for a wide variety of uses - a viewing is essential.

247 Chatsworth Road

Situated in a very prominent position on Chatsworth Road opposite the well frequented Lidl supermarket, the property offers an excellent opportunity to acquire freehold premises in this most desirable position providing an excellent opportunity for the owner occupier or investor alike.

Considered suitable for a wide variety of uses, most recently the property has been occupied for a number of years as an established high end nursery store.

A viewing is essential to appreciate the scope and potential of the accommodation on offer.





Accommodation

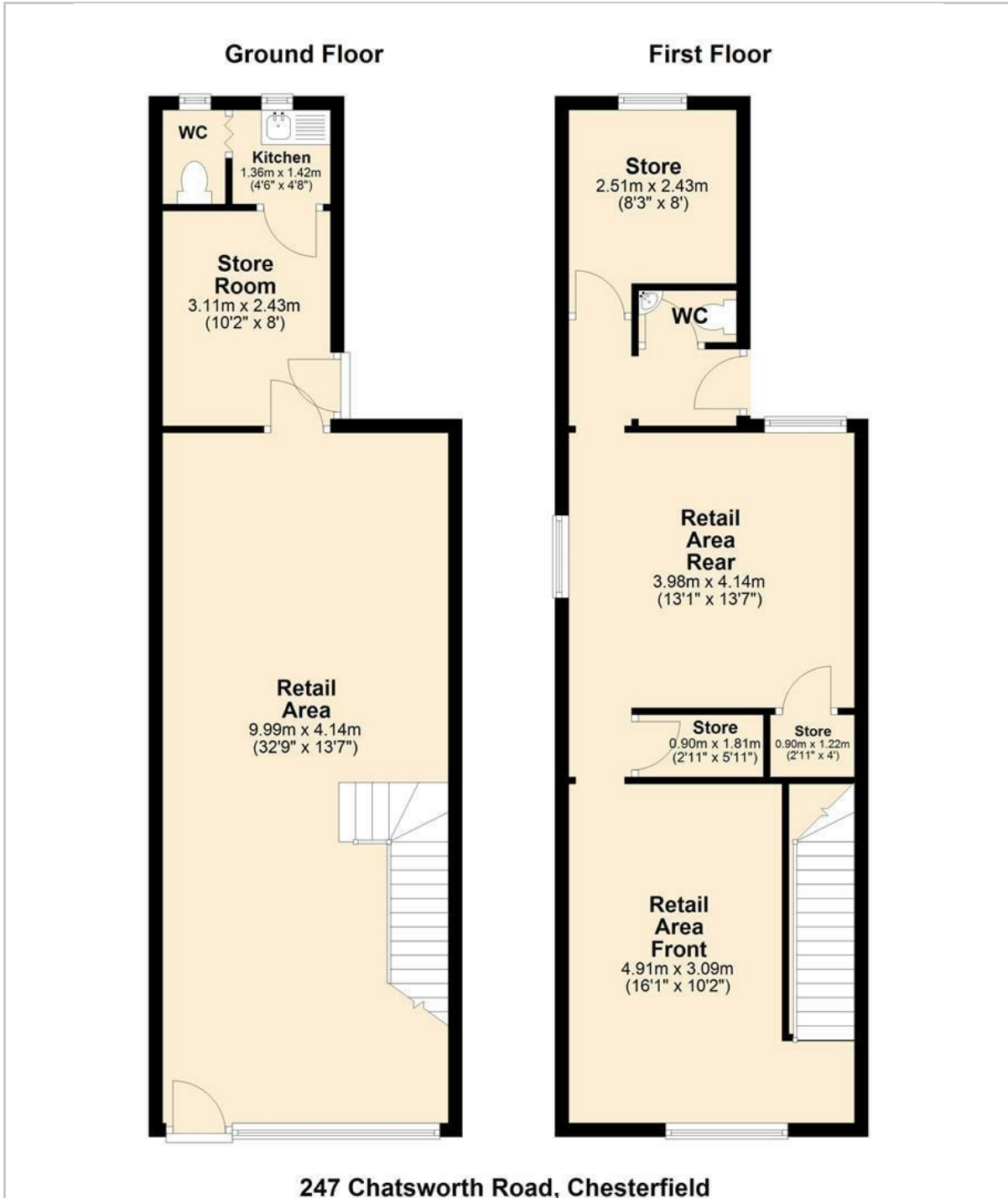
To the ground floor is an excellent display frontage, beyond which is an open plan retail area, with stairs rising to the first floor. This space could be reconfigured as required to provide office space, beauty space or continuance as a retail space. Beyond the retail space is a store room, off which is access to the rear yard area, and to the rear is a kitchen/ drinks making facility and a WC.

To the first floor is a retail area to the frontage, with an additional retail area to the rear; between the two areas are two storage cupboards. Beyond the retail areas is a further store room, before which is a fire escape/ additional access via an external staircase. This space to the first floor could potentially be split from the ground floor to create a separate space - either commercial or residential - subject to obtaining the necessary consents.

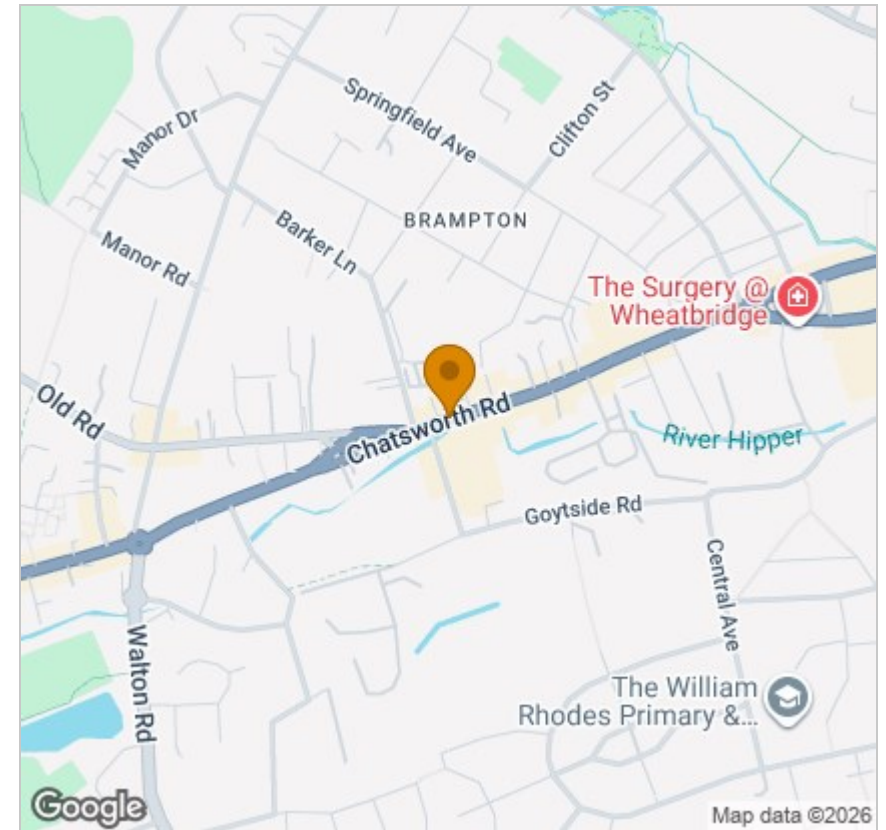
Material Information

- Conventional masonry construction contained below a pitched roof.
- Available freehold with vacant possession.
- Some uPVC double glazed windows, some timber framed single glazed windows.
- The property appears connected to mains electricity, water and drainage services.
- Ground Floor - 48.18 Sq.M/ 519 Sq.Ft GIA
- First Floor - 42.11 Sq.M/ 453 Sq.Ft
- Total - 90.28 Sq.M/ 972 Sq.Ft
- There is no parking with the property, but there is excellent availability for parking in the vicinity, with free time-restricted on-street parking available immediately outside, and a free car park a short distance away.
- Upon website enquiry we believe the property is entered in the current rating list at £7,600 Rateable Value under the description shop and premises. From April 2026 this is suggested to be increasing to £10,000 which will remain within the Small Business Relief threshold.
- The property is situated within the Chesterfield Borough Council's administrative area.
- EPC Rating Ground Floor - TBC
- Freehold Tenure under Title reference DY154314

Floor Plan



Area Map



Viewing

Please contact our Chesterfield Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

