

# bothams

1871



403 Sheffield Road, Chesterfield, S41 8LS

Offers In The Region Of £199,950



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# 403 Sheffield Road

Chesterfield, S41 8LS

- Attractive mixed-use premises in a desirable location on Sheffield Road
- Well-presented upper floor one bedroom flat – currently vacant and ready to let.
- Ideal opportunity for investors or owner occupiers seeking flexibility and strong potential
- Versatile ground floor commercial unit – currently operating as a long-established card shop
- Rear courtyard area providing access to the flat, and storage space with a WC facility.
- Early viewing strongly recommended to appreciate the quality and space on offer

A rare opportunity to acquire very well-presented freehold premises in an excellent position on Sheffield Road, with a long-established trading business – a viewing is essential to appreciate the quality of the accommodation on offer.



403 and 403a Sheffield Road

The Accommodation

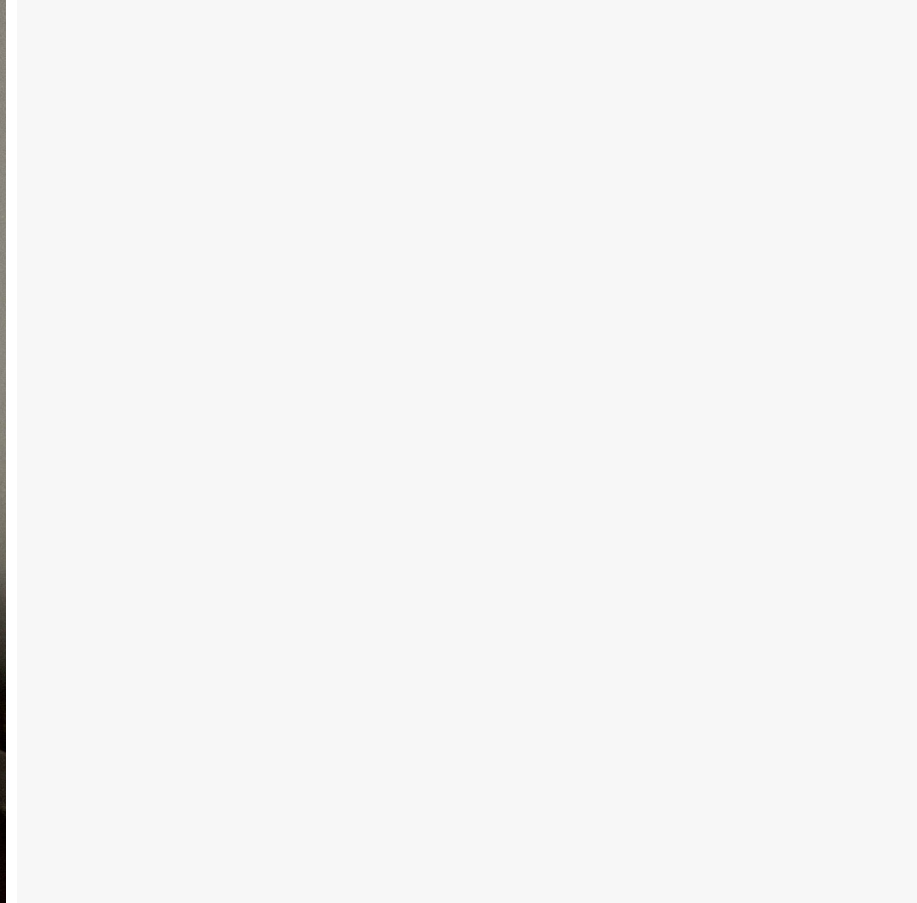
Ground Floor – Commercial Unit & Business trading

Upper Floors – Residential Flat

Outside

Material Information





Directions



SALON 407  
UNISEX  
TEL 01246 450858

HAIRTAGE  
Modern Barbers - Traditional Values

HAIRTAGE  
Open 7 days a week  
11am - 8pm  
Tel: 01246 450858

The Card Shop

The Card Shop

The Card Shop

Trust

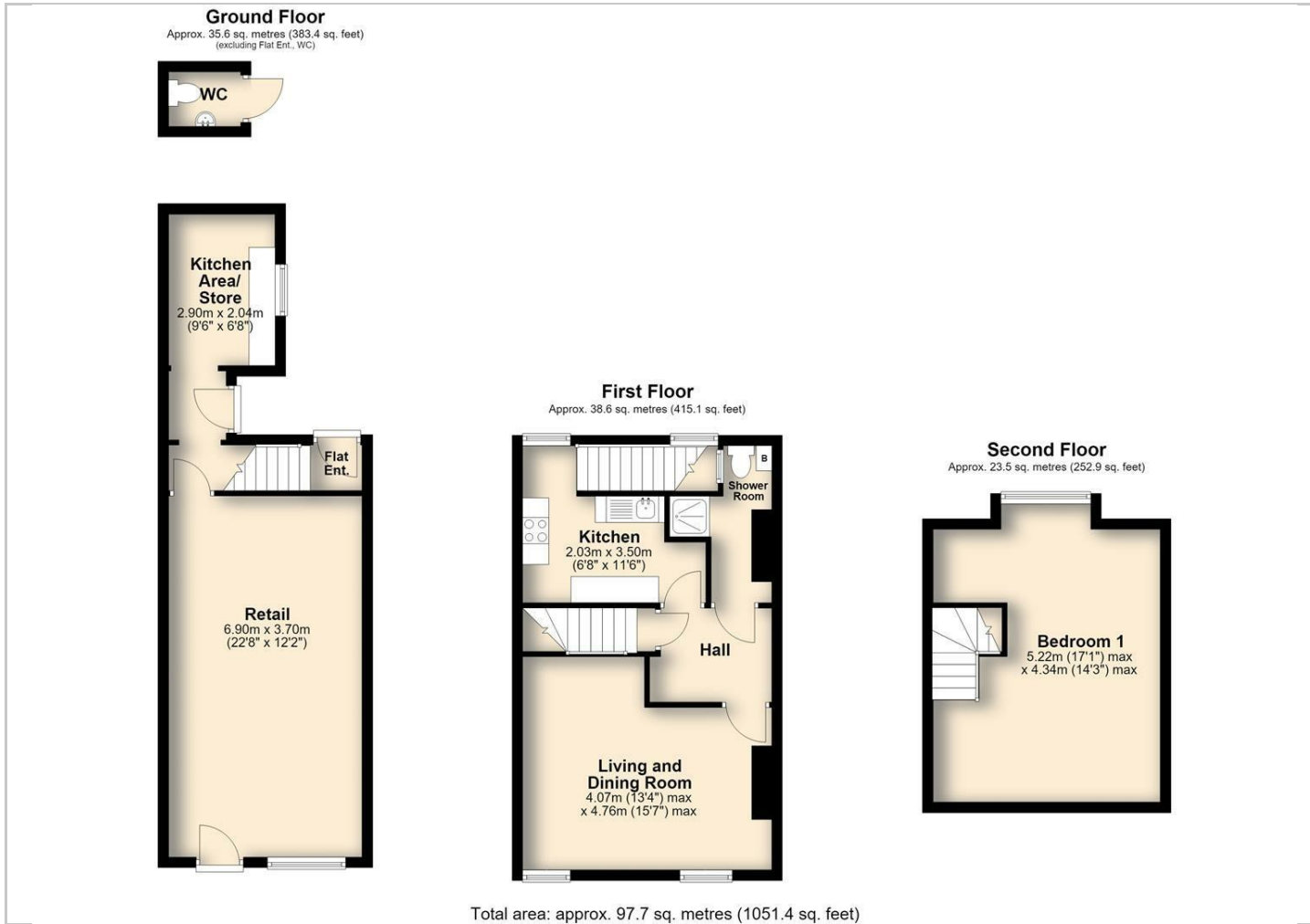


Bubbles  
Dog Grooming

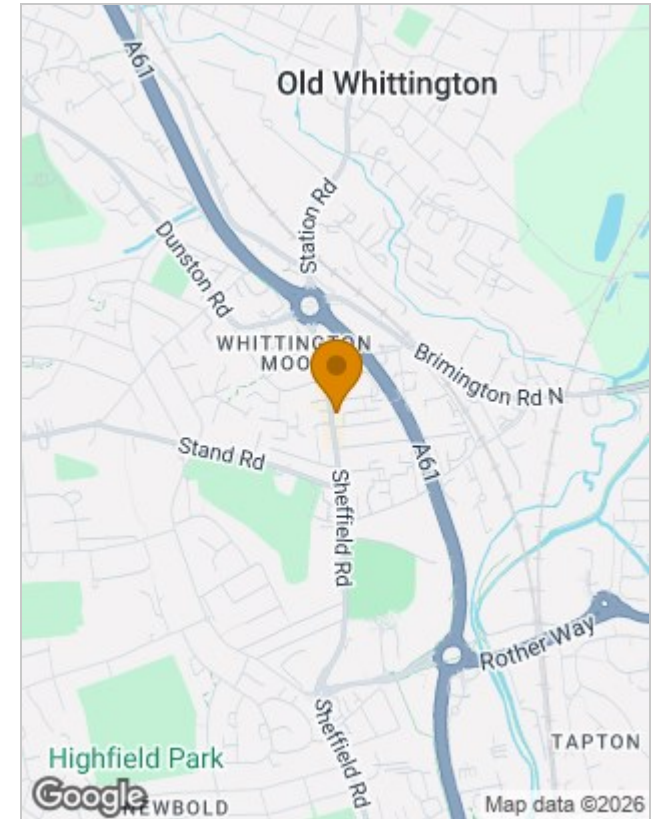
Tel: 01246 450858

Closed

## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.