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14 Mill Street

Clowne, Chesterfield, S43 4JN

Offers In The Region Of £90,000

## 14 Mill Street

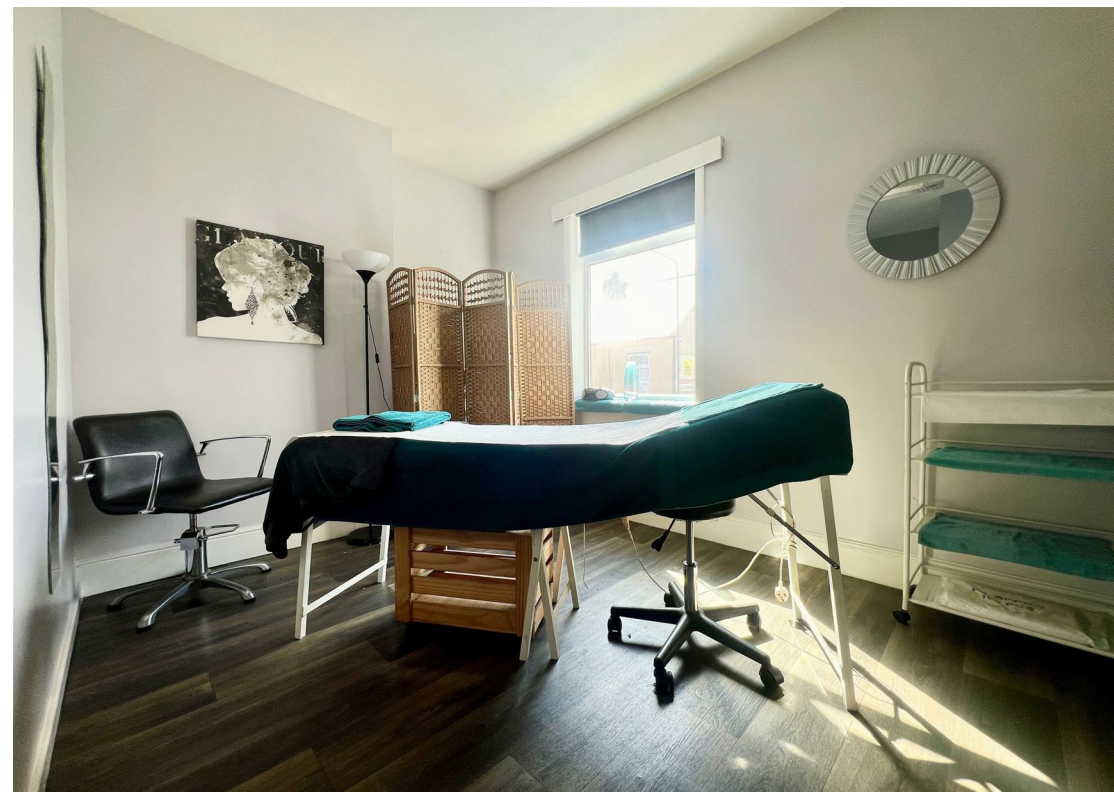
Clowne, Chesterfield, S43 4JN

For Sale: Versatile commercial building in Clowne, ideal for retail use.

Presenting an exceptional opportunity to acquire a prime commercial property in Clowne, this spacious building has most recently been operating as a thriving beauty salon, but is now being sold with vacant possession. Boasting a strategic location and flexible layout, it offers immense potential for various retail endeavours.

Situated in the heart of Clowne, this property enjoys high visibility and excellent foot traffic, making it an ideal choice for retail businesses seeking a dynamic and bustling location. With its inviting façade and ample interior space, the building presents an attractive storefront opportunity to captivate customers and drive business growth.

Featuring a well-designed layout, the interior of the building offers versatility to accommodate a wide range of retail uses.





### General information

Situated on Mill Street in Clowne, this retail unit enjoys a prominent position, ensuring maximum exposure, mill Street houses many local business and has great transport links & local amenities.

To the ground floor the premises provides a floor area of 29.7sqm / 319.68 sq.ft of which 15.12 sq.m / 162.75 sq.ft is retail space. The ground floor consists of an additional clinic room, kitchen and stairs rising to the first floor space.

To the first floor is a WC facility and two additional rooms additional retail / office / storage space totaling 35 sq.m / 376.73 sq.ft.

Whether you're launching a new retail venture or expanding an existing brand, this charming retail space presents an exceptional opportunity to establish your presence in a dynamic and thriving community. Don't miss out on this prime location – schedule a viewing today!

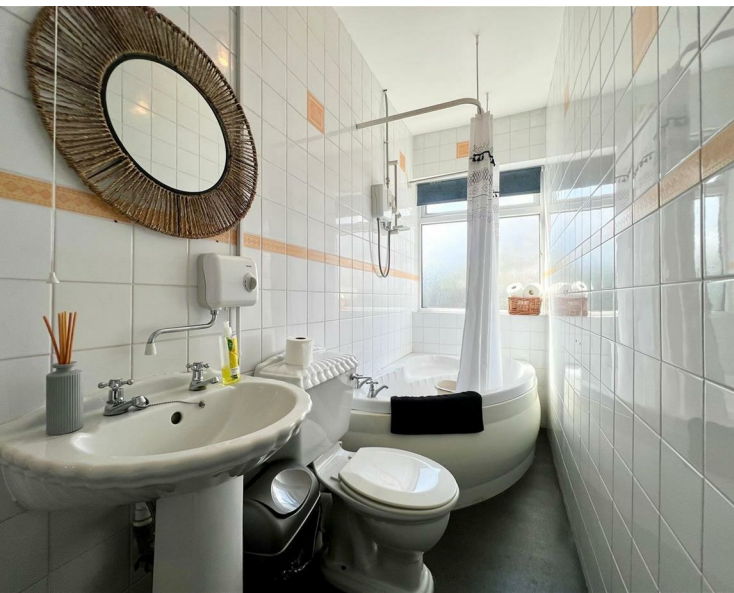
Please be aware we are ONLY MARKETING THE PROPERTY FOR SALE.

### Services

Mains electricity, water and drainage services have previously been connected to serve the premises. Continuation of connections and supply have not been confirmed, and should be checked by any prospective tenant. The property is heated via electric heaters.

EPC: TBC

Utilities: The property has electric and water supplies and is on mains drainage. There is no hot water or central heating to the property.



## Floor Plan



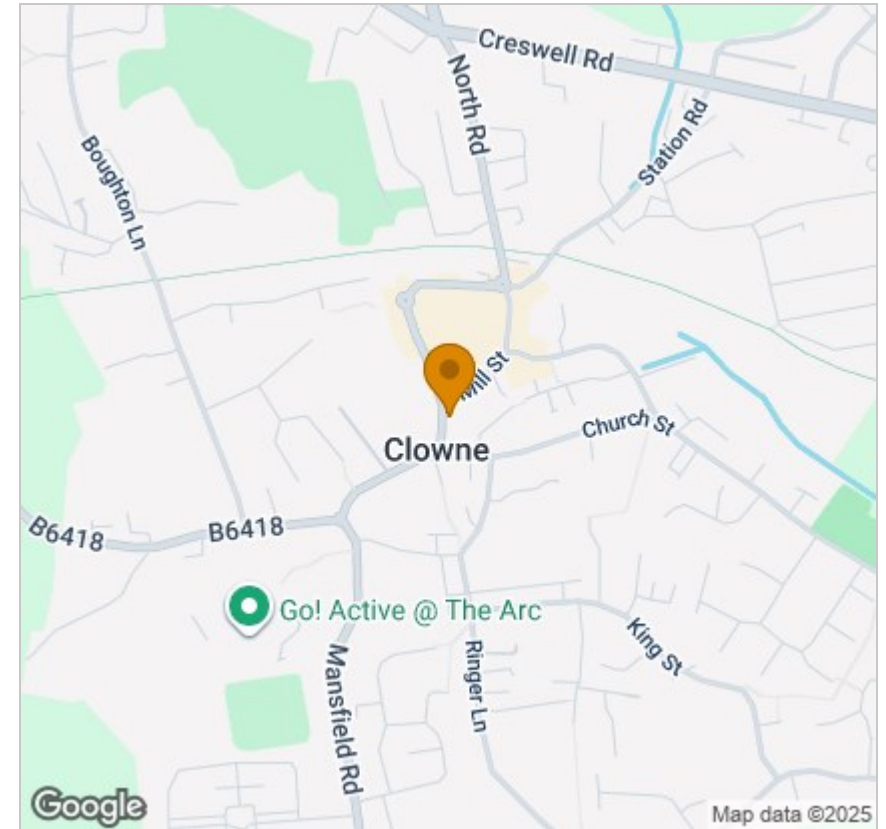
## Viewing

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

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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## Area Map



## Energy Efficiency Graph

