



## Land at Aداstra Service Station

Chesterfield Road, Shirland, Alfreton, DE55 6AW

**0.15 Acres to let or for sale  
adjacent to a busy Esso  
Service Station**

**0.15 Acres**  
(0.06 Hectares)

- Suitable for redevelopment for roadside uses including EV Charging
- Annual average daily traffic flow of c14,000 vehicles in both directions

# Land at Adastra Service Station, Chesterfield Road, Shirland, Alfreton, DE55 6AW

## Summary

<b>Available Size</b>	0.15 Acres
<b>Rent</b>	Rent on application
<b>Price</b>	Offers in excess of £100,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Outdoor - Site South of Service Station	0.15 Acres	Available

## Description

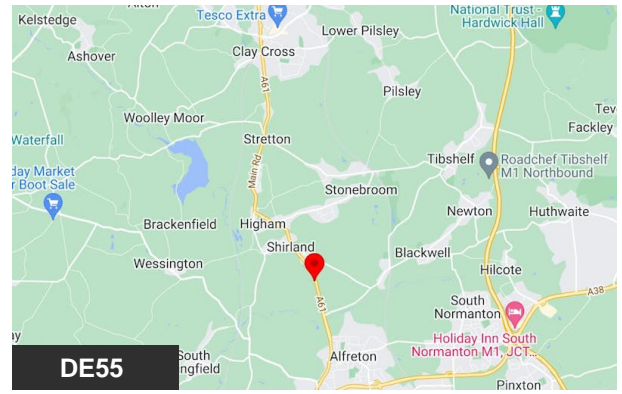
Land South of Adastra Esso Fuel Station, Chesterfield Rd, Shirland, Alfreton. The site comprises a fenced off greenfield site adjacent to an A road fuel station with Esso and Asda Express. Access must be gained via the fuel station right of way to be confirmed in the due diligence.

## Location

The site is located to the south of the existing Esso fuel station, fronting the A61 (Chesterfield Road). It is 1.5 miles north of Alfreton the nearest largest suburb that has a population of 8,799 people.

## Viewings

Please contact the agent for viewing details.



## Viewing & Further Information



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