

Lot 49, 2 Thanet Street, Clay Cross, Chesterfield,

Derbyshire S45 9JR

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Commercial and Development Opportunity

www.acuitus.co.uk

Lot 49, 2 Thanet Street, Clay Cross, Chesterfield, Derbyshire S45 9JR

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Property Information

Freehold Commercial and Development Opportunity

- Former Funeral Parlour in localised residential and commercial location
- Prominent corner position, less than half a mile from the town centre
- Residential, Development and Change of Use Opportunities (subject to consents)
- VAT not applicable

Lot

49

Auction

9th July 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 Manchester Airport

Situation

The property is prominently situated in an established residential and commercial location on the north side of Thanet Street, at its junction with High Street (A61), less than half a mile from Clay Cross town centre.

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 and first floors. The first floor currently void and inaccessible.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Chesterfield Borough Council. (www.chesterfield.gov.uk) (Phone: 01246 345351)

Viewings

There will be one accompanied viewing date on Tuesday 25th June from 11am to 12pm. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground First	Commercial/Ancillary Void/(unused)	47.10 -	(506) (-)	VACANT
Total		47.10	(506)	

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

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Shoosmiths LLP

7th Floor, 125 Colmore Row,

Birmingham

B3 3SH

Beth McArdle

+44 (0)370 086 4134

beth.mcardle@shoosmiths.com

Harriet Gallot

+44 (0)370 086 4134

harriet.gallot@shoosmiths.com

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2024