W.T.PARKER
EST. 1909



Former Takeaway, 1 Chesterfield Road,

Dronfield , S18 2XA

Guide price £220,000

This fabulous former takeaway in the heart of Dronfield is available to view now and offers scope for both commercial and residential opportunities (subject to any relevant planning authorisation).

In brief the property comprises of 1313 sq.ft. of commercial space, most recently used as a fast food establishment, with preparation area, two ground floor WC's and storage cupboard. To the first floor is a versatile, open plan office space with two stud / temporary office / storage spaces. The whole property boasts a blank canvas for multiple potential opportunities for any future buyer.

Located exceptionally close to Dronfield train station, local transport links and amenities! Contact our Chesterfield branch to arrange your viewing!







Entrance Hall
Entrance hall with access to the ground floor WC's, storage / prep room, understair storage and access to the first floor via a staircase.

Ground Floor WC 4'5" x 6'3" (1.35 x 1.93)
Ground Floor WC with wash hand basin.

Second Ground Floor WC 4'11" x 7'3" (1.50 x 2.21)
Ground Floor WC with wash hand basin.

Shop floor 9'10" x 9'9" (3.01 x 2.99)
Currently set up for a takeaway / fast food establishment with counter, window to the front and rear elevation, central heating radiator and an external door leading to the main high street.

Storage / Prep Room 15'3" x 11'4" (4.66 x 3.46)
Storage / preparation area with a window to the rear elevation and a central heating radiator.

First floor
Staircase leading to the first floor office space with a window to the front elevation.

First Floor Office Space 28'2" x 22'10" (8.61 x 6.98)
A large office space with potential for a number of uses including conversion to a studio flat (subject to the relevant planning permissions). There are two windows to the front elevation, three central heating radiators and access to the stud / temporary office / storage spaces, one of which houses the central heating boiler

Outside
The property does not have any allocated outdoor space - Public parking can be found on the main high street

Viewing Arrangements
For further information or to arrange a viewing, please contact the agent:

01246 232156 | residential@wtparker.com

EPC
The Property Has an EPC Rating of E/109

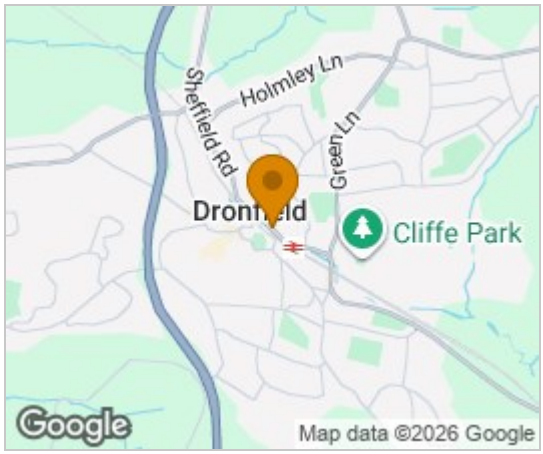
Services
We understand all mains services are connected to the Premises.

Tenure
The Property is understood to be freehold.

Local Authority & Planning
All enquiries should be directed to:

North East Derbyshire District Council
2013 Mill Lane
Wingerworth
Chesterfield
S42 6NG
Tel: 01246 231111

Area Map









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