

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*M&P Models, Church Street, Church Gresley, DE11*

## £69,950



CADLEY CAULDWELL are pleased to offer to the market this single storey premises in a popular location, currently housing a long-established model business the property is for sale due to retirement / poor health of the owner, with POTENTIAL FOR UPGRADE / MODERNISATION the property comprises a good sized retail area with a storeroom to the rear with sink (Note there are no WC facilities at this property), Ideal for various uses subject to appropriate planning permissions and Business Use Class being in place.

**VIEWING IS HIGHLY RECOMMENDED.**

Contact CADLEY CAULDWELL on 01283-217251 to arrange your viewing.

- CC Commercial Premises
- CC Retail Area & Storeroom
- CC VIEWING RECOMMENDED
- CC Popular Location
- CC Potential for Upgrade / Modernisation
- CC EPC Rating: Exempt

# M&P Models, Church Street, Church Gresley, DE11

## Directions

From Civic Way roundabout proceed towards Morrison's, turn right at the Morrison's lights, at the next roundabout turn left into Coppice Side (B586). Follow the road along and turn right at the next roundabout into Common Road becoming Church Street, the property can be found located on the left-hand side clearly identifiable by our for sale sign. SAT NAV USERS POSTCODE: DE11 9NR.

## Retail Sales Area

22'2" x 11'3" (6.76m x 3.43m)

## Storeroom

4'0" x 11'3" (1.22m x 3.43m)



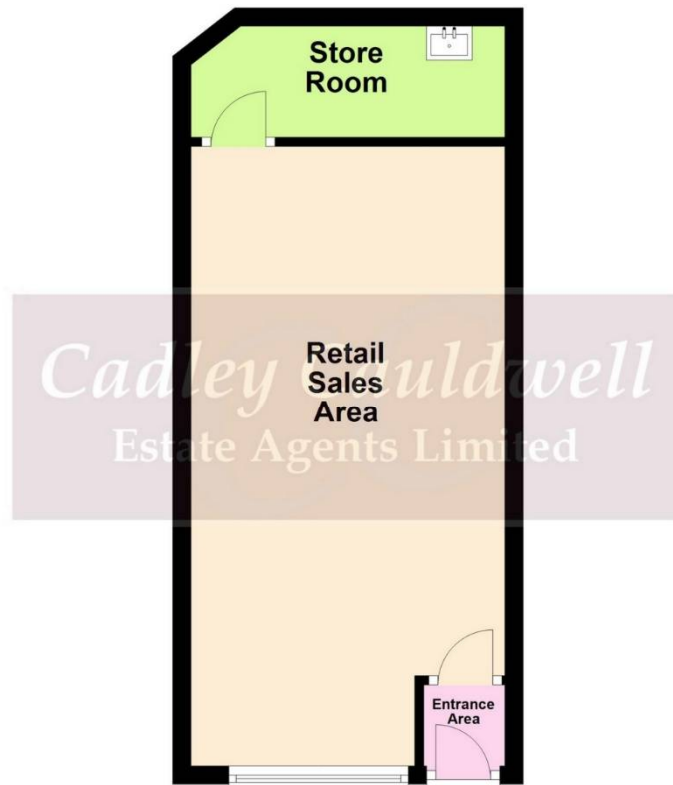
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 27.6 sq. metres (296.9 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.