

**LEISURE/MIXED-USE/REDEVELOPMENT
OPPORTUNITY**

- ▶ 12,706 sq. ft. (1,108.8 sq m) on 1.54 acre plot (0.625 hectares)
- ▶ Freehold opportunity with vacant possession
- ▶ Former snooker club and function venue with ample on-site parking
- ▶ 2 two-bedroom flats on the first floor
- ▶ Suitable for a variety of uses

The Drill Hall, Derby Road, Clay Cross, S45 9AG

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Location

The former snooker hall property is located in Clay Cross on a large plot fronting Derby Road (A61), a busy arterial route feeding through Chesterfield to the north, Alfreton and Derby to the south. The A38 and M1, J28 are easily accessible within a short drive time.

The surrounding location has a mix of national and independent commercial, retail and motor related occupiers, with the new retail development just adjacent and benefitting from occupiers such as Costa Coffee, Home Bargains and McDonalds, with more units being built.

Over the past few years, there has been major housing developments within the nearby Egstow Park by St Modwen Homes.

Description

The property comprises a two-storey building of presumed traditional brick construction under a pitch tiled roof with small parapet.

The main property has been extended over the years at ground floor level, with a mixture of flat roof and pitched roof extensions.

The property comprises the ground floor which features restaurant and bar, alongside a secondary lounge area, the main large snooker hall, a private snooker room, a large rear snooker hall with bar, kitchen, kitchen store, beer cellar and cellar.

The first floor comprises two residential flats, one two bedroom and one three bedroom. The three-bedroom flat has been newly refurbished and complete to a good standard with the benefit of two offices. The second two-bedroom flat has had some updates such as plastered walls and stripped carpet. These are joint via a hallway with a balcony overlooking the main snooker hall and linked to the large staircase to the ground floor.

There is an outdoor terrace which can be accessed via the three-bedroom flat but could be used as outdoor seating for the restaurant.

Accommodation

The building comprises the following:-

	Sq M	Sq. Ft.
NIA Total	1,180.4	12,706

The overall site area is 1.54 acres (0.625 hectares)

Planning

Planning for Use Class E (Business, Commerce and Services), including light industrial, D1 training, D2 leisure, offices and healthcare.

Planning for the two storage units has been accepted for a change of use of garages/motor workshop space from current use as storage to pop up coffee shop (Amended Plan).

Viewings

Viewings are by appointment with sole agents Innes England.

Tenure

The property is available freehold with vacant possession.

Price

Freehold offers invited in the region of £1,250,000.

VAT

We understand that the property is not elected for VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in relation to this transaction.

EPC

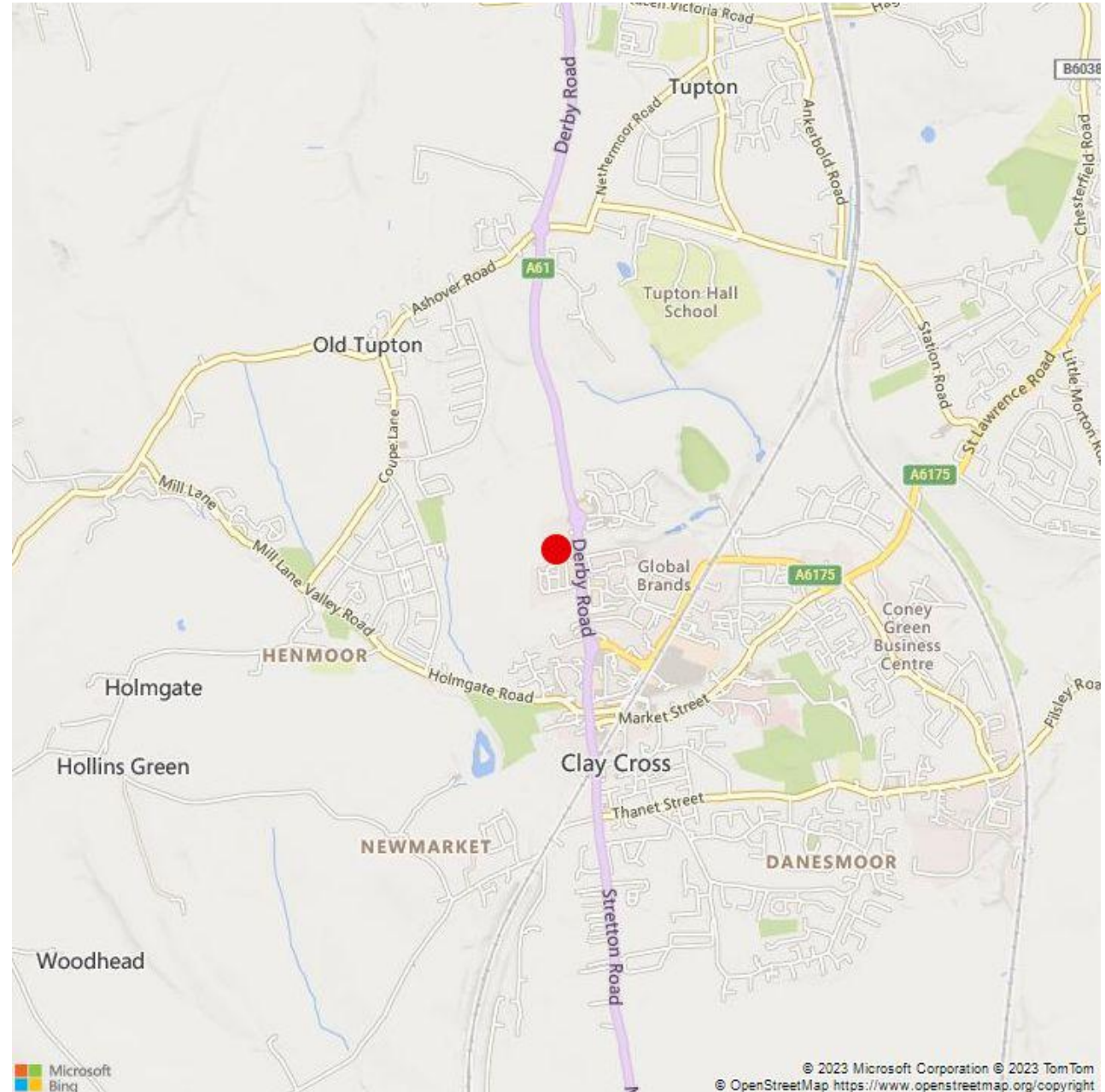
The EPC is available upon request.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser prior to the offer being accepted.

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