



## 3 Church Street

Belper, DE56 1EY

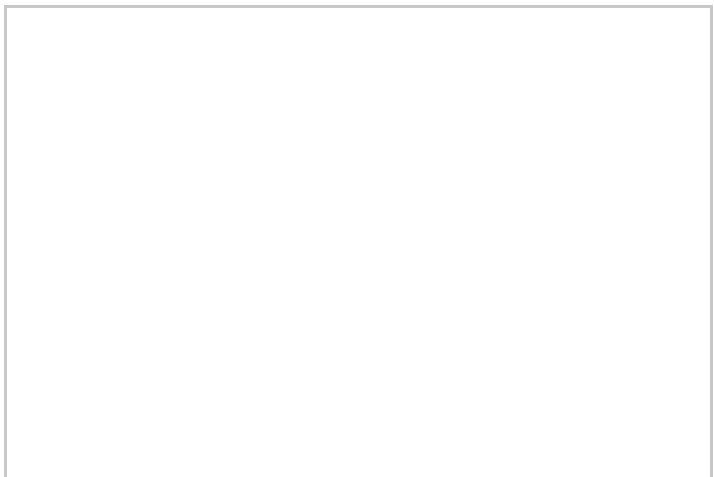
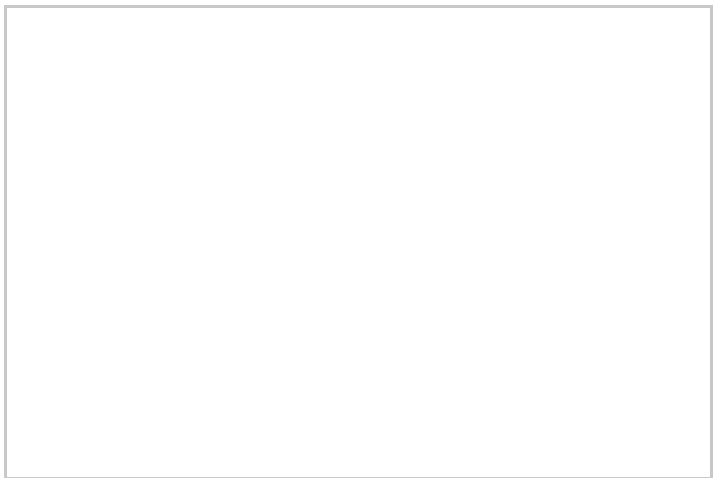
£295,000



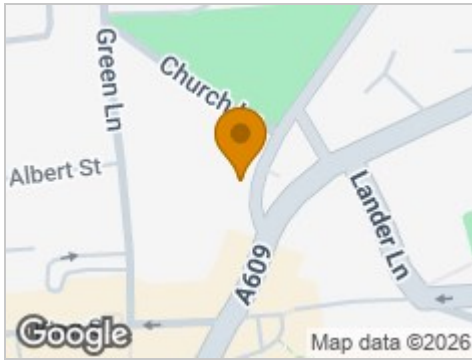
## DEVELOPMENT OPPORTUNITY.

Unique property located in the heart of the historic market town of Belper. Home2Sell are delighted to offer For Sale this former engineering works providing a rare investment opportunity in the town centre. Formerly a Bakery now comprising a range of workshops, store rooms and office space. The well proportioned plot offers much scope for an investor (subject to the necessary planning consent).

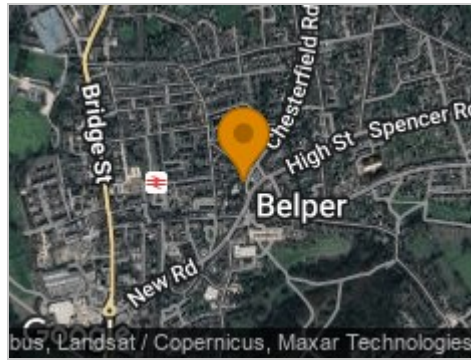




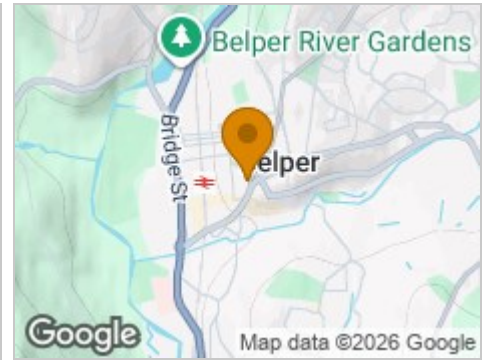
## Road Map



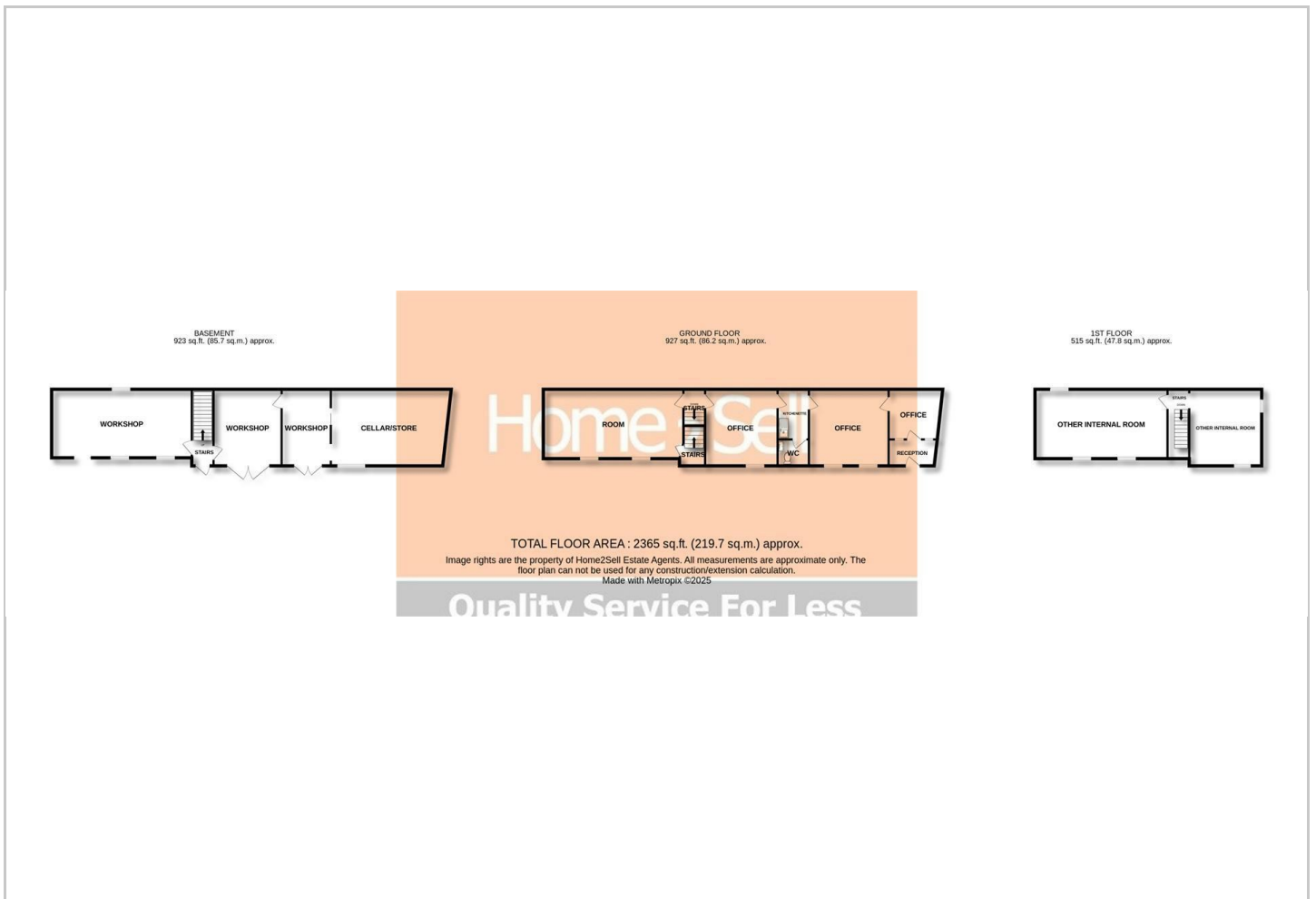
## Hybrid Map



## Terrain Map



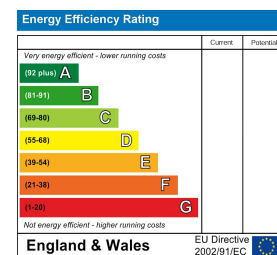
## Floor Plan



## Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.