

LOT

36 21 and 21A High Street, Staveley, Chesterfield S43 3UU

GUIDE PRICE: £150,000-£175,000

COMMERCIAL INVESTMENT



- Mixed use investment property
- Attractive double fronted two offices
- Return frontage to High Street let as a takeaway
- Prominent High Street position
- Walking distance of town car park
- Attractive well proportioned premises
- Interesting investment accommodation
- Investment income £18,000 per annum

Takeaway Premises

Ground Floor

Retail Area 39.50 square metres

First Floor

Staff Room 7.10 square metres

Office Premises

Ground Floor

Entrance Lobby with WC
 Reception 5.60m x 4.80m
 Corner Office 4.90m x 4.30m
 Inner Hall
 Store Room 1.90m x 1.60m
 Boiler Room 1.90m x 1.80m
 Rear Office 2.90m x 3.50m
 Rear Office 4.30m x 2.80m
 Rear Entrance Lobby

First Floor

Lshape Corner Office 4.20m x 3.80m and 3.00m x 1.10m
 Central Front Office 2.80m x 3.70m
 Central Front Office 4.40m x 4.80m
 Corner Office 4.30m x 4.40m
 Rear Office 2.20m x 3.80m
 Rear Meeting Room 2.60m x 3.80m
 Lower Landing
 Kitchen 2.00m x 3.20m
 Separate WC

Second Floor

Attic Storage
 Central Area 6.80m x 7.50m
 Recess 3.50m x 1.90m
 Recess 3.70m x 1.50m

Outside

Pavement frontage
 Small rear yard

Note

The takeaway premises were not inspected and floor areas have been taken from the Valuation Office Agency Rating Assessment. The office areas are quoted the maximum overall area basis.

Tenancies

Leases are in the process of being granted for the office premises 21 High Street for a six year term from 1 July 2012 until 30 June 2018 with a rent review at year three on an internal repairing basis with provision for service charge at a rent of £12,600 per annum. A lease is being granted in respect of the takeaway 21A High Street for a six year term from 1 July 2012 until 30 June 2018 with a rent



review at year three on an internal repairing basis but subject to a service charge at a commencing rent of £5,400 per annum. Details of the Heads of Terms are available from the Auctioneers with documentation to follow.

SOLICITORS Bond Pearce, Ballard House, West Hoe Road, Plymouth PL1 3AE (Ref: Lisa Cook)

VIEWING By appointment with the Auctioneers 0114 276 0151

