



- **Imposing town centre Listed Building**
- **Comprises predominantly first and second floor accommodation**
- **First floor – lounge, dining room, kitchen, bedroom and shower room**
- **Second floor – three bedrooms, shower room**
- **All four flats let at £410 per calendar month**
- **Gross annual income £19,680**
- **Planning Consent for further ground floor residential uni**

Accommodation

First Floor

Landing
Lounge 5.98m x 3.49m
Dining Room 3.67m x 3.87m
Kitchen 3.53m x 3.32m
Bedroom 6.08m x 2.88m
Shower Room / WC

Second Floor

Bedroom One 3.54m x 3.54m
Bedroom Two 3.74m x 3.72m
Bedroom Three 6.00m x 3.29m
Shower Room / WC

Storage Unit Conversion – Three Rooms 38.7 square metres

Internal photographs are available on request

Tenancy Details

All four rooms are currently let by way of Assured Shorthold Tenancies at £410 per calendar month (£19,680 per annum)

Planning

Planning Consent was granted by Chesterfield Borough Council on 28 August 2015 for the change of use of the documents store (19A West Bars) into a self-contained residential unit (Ref: CHE/14/00156/ FUL)

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

External inspection only

SOLICITORS

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