

23 26/26A High Street, Clay Cross, Chesterfield, Derbyshire S45 9DY**GUIDE PRICE £50,000*****| COMMERCIAL & RESIDENTIAL INVESTMENT**

- **Mixed use commercial and residential investment**
- **Retail shop with residential flat above and rear garage**
- **Fully let producing £850 pcm (£10,200pa)**
- **Central location along High Street in Clay Cross**
- **Popular commercial/retail centre**
- **Commercial accommodation producing £490pcm**
- **Two bedroom flat producing £300pcm**
- **Garage let independently for storage at £60pcm**

26 High Street – Commercial Shop**Ground Floor**

Open plan retail 32.7 sqm
 Storage 5.68 sqm
 Storage 14.4 sqm
 Total Area 52.78 sqm

Basement

Storage

Tenancy Details

The shop is let to a tattoo studio at a rent of £490 pcm

26a – Residential Accommodation**First Floor**

Kitchen
 Bathroom
 Bedroom One
 Bedroom Two

Attic

Further unused storage/bedroom

Tenancy Details

The residential accommodation is let at a rent of £300 pcm

Rear Garage – Accommodation

Detached double garage with access from Eldon Street.

Tenancy Details

The garage is let for use as a storage at a rent of £60.00 pcm

Overall

The property is producing a total of £850 pcm, amounting to £10,200 per annum.

Business Rates

The property is listed as Shop and premises in the current rating list and has a Rateable Value of £5,400

EPC Rating

Full copies of the EPCs will be available to view via our website

**VIEWING**

By appointment with Jake Bond
jake@markjenkinson.co.uk
 07715214572

SOLICITORS

Banner Jones, 24 Glumangate,
 Chesterfield S40 1UA