

FOR SALE/TO LET

80 HEATH ROAD, HOLMEWOOD,
CHESTERFIELD S42 5SW



Freehold Available For The Whole - £100,000
Leasehold – Shop Units Available To Let (Flexible Terms)

Description

Comprising of two vacant ground floor shop units with two residential flats over (both occupied on Assured Shorthold Tenancies). Located on a corner plot with a handful of other commercial properties in the immediate vicinity providing basic amenities to the village catchment.

Location

The property is located on Heath Road in the small village of Holmewood approximately 5 miles south east of Chesterfield, close to Junction 29 of the M1 Motorway.

Accommodation

Two shop premises with two flats over.

The retail units can be let separately or combined to form one larger unit. Existing approximate floor areas are as follows:-

Unit 1:311sq ft	28.29 sq m
Unit 2:387sq ft	35.95 sq m
Total: 698sq ft	64.24 sq m

Rates

Please contact the agents for further details on the Business Rates. It is likely that a new tenant will benefit from 100% business rates relief.

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Tenure

The property is available via the following options:

Freehold – Entire building with 2 vacant retail units and two flats above, both let at £3,540 per annum. If fully let it is estimated that the total annual rental income should be in the region of £13,000 - £15,000 p.a.

Leasehold – The shop units are available to let on flexible terms to be negotiated. Offers are invited for the units individually or combined as one unit.

Use

The retail units are designated for Class A1 use, however all other retail uses could be possible subject to planning. Furthermore it may be possible to convert the building fully into residential use subject to planning permission.

EPC

The retail units have an Energy Performance rating of D89. Full details available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Contacts

W T Parker on 01246 232156 – residential@wtparker.com www.wtparker.com

Joint agents with:-

DPC Ltd – 0330 0538626 – dcproperty.co.uk

ALL NEGOTIATIONS MUST BE MADE THROUGH W. T. PARKER

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