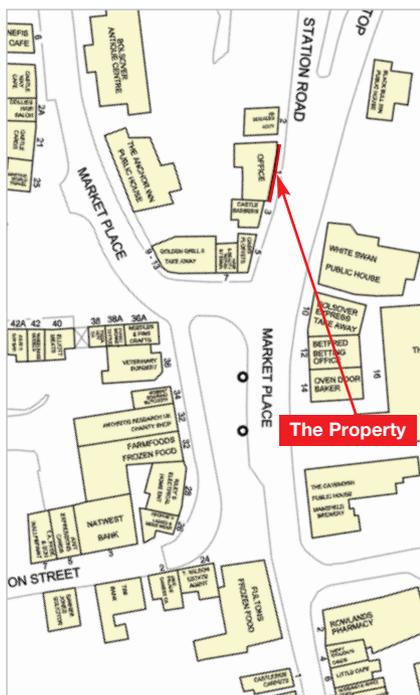


Bolsover
1A Market Place
Chesterfield
Derbyshire
S44 6PN

- Freehold Shop and Residential Investment
- Let to Veritek Global Limited
- Located in town centre position
- Reversion 2019
- Rent Review December 2014
- Total Current Rents Reserved

£20,930 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

The property is located in Bolsover, approximately 5 miles to the south-east of Chesterfield. The site is accessed via the A632 which runs through Bolsover town centre. The M1 runs approximately 2 miles to the west of Bolsover, and the town is 3 miles equidistant from Junctions 29 and 30. The property is situated on the south side of Station Road, close to its junction with Market Place.

Occupiers close by include Black Bull Public House, Oasis Florists, Betfred and Farmfoods amongst local occupiers.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop and office with a self-contained maisonette above.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Veritek Global Limited (1)	Gross Frontage 14.95 m Net Frontage 13.61 m	15 years from 01.12.2004 Rent review every 5th year FR & I	£17,390 p.a.	Rent Review 2014 Reversion 2019
First	Individual	3 Bedroom Maisonette	6 month AST from 20.06.2014	£3,540 p.a.	

(1) www.veritekglobal.com. For the year ended 31st March 2013, Veritek Global Limited reported a turnover of £24,684,000, a pre-tax profit of -£112,000, shareholders' funds of £6,245,000 and a net worth of £2,010,000. (Source: riskdisk.com 01.09.2014.)

Total £20,930 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Clark, Bury & Walkers LLP. Tel: 01226 733533 e-mail: j.clark@burywalkers.com