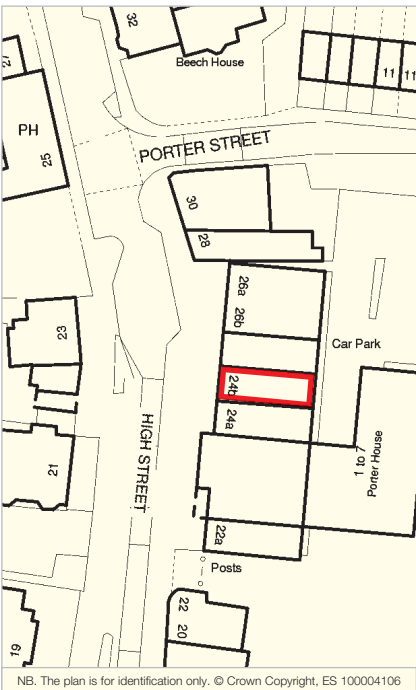


# **Staveley** **24B High Street** **Chesterfield** **Derbyshire** **S43 3UX**

- **Freehold Shop Investment**
- High Street location
- Let to Ashgate Hospice Care Shops Ltd
- Recent 10 year lease renewal (1)
- Rent Review 2020
- Current Rent Reserved  
**£10,000 pa**



## **Tenure**

Freehold.

## **Location**

Staveley is situated some 3 miles north-east of the well established commercial centre of Chesterfield and approximately 10 miles to the south of Sheffield, in a prosperous area of north Derbyshire. The town benefits from good road communications via the M1 Motorway (Junction 30) and the A619 Chesterfield Road.

The property is situated in a mixed commercial and residential area on the eastern side of the High Street, between Porter Street to the north and Market Street (A619) to the south in the centre of Staveley. Occupiers close by include NatWest, Morrisons, Co-operative Funeral Service, William Hill, Original Factory Shop and the Post Office, together with a variety of local traders.

## **Description**

The property forms part of a parade of shops and is arranged on ground and one upper floor to provide a ground floor retail unit with ancillary accommodation to the first floor.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>70.1 sq m</b>	<b>(755 sq ft)</b>
<b>First Floor</b>	<b>50.0 sq m</b>	<b>(538 sq ft)</b>
<b>Total</b>	<b>120.1 sq m</b>	<b>(1,293 sq ft)</b>

## **Tenancy**

The entire property is at present let to ASHGATE HOSPICECARE SHOPS LIMITED for a term of 10 years from 27th July 2015 at a current rent of £10,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. The lease contains a tenant's break clause in 5th year on 6 months written notice. (1)

There is a rent free period which expires post completion of any sale. The seller will top-up the rent so that the buyer will receive the full rent from completion to the expiry of the rent free period.

## **Tenant Information**

Website Address: [www.ashgatehospicecare.org.uk](http://www.ashgatehospicecare.org.uk)

## **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website [www.allsp.co.uk](http://www.allsp.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

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** P Marsh Esq, Darbys Solicitors. Tel: 01865 811700 e-mail: [pmarsh@darbys.co.uk](mailto:pmarsh@darbys.co.uk)

**Joint Auctioneer** Ms H Playle, Hodgson Elkington LLP. Tel: 01522 698989 e-mail: [hayley.playle@hodelk.co.uk](mailto:hayley.playle@hodelk.co.uk)