

Chesterfield

**437 Sheffield Road
Whittington Moor
Derbyshire
S41 8LT**

- **Freehold Shop and Residential Investment**
- Comprising a shop and two flats
- Mixed commercial/residential location
- Adjacent to Lloyds Pharmacy
- No VAT applicable
- Shop Reversion 2021
- Total Current Rents Reserved
£29,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Chesterfield is a market town which lies 10 miles to the south of Sheffield and 27 miles north of Derby. The town has excellent road communications, with the A61 running north to south and the A619 running east to west through the town. Chesterfield also benefits from a good rail service, being 1 hour 15 minutes from Manchester, 1 hour from Birmingham and 2 hours from London St Pancras. Whittington Moor is located 3 miles north of the town centre and lies adjacent to the A61, which leads to Sheffield, and 1 mile north of the A619, which leads to Junction 30 of the M1 Motorway. The property is situated on the east side of Sheffield Road (B6057), between its junctions with Duke Street and Queen Street North, adjacent to Lloyds Pharmacy. Other occupiers close by include Ladbrokes, William Hill, Subway, The Post Office and Lidl, which is currently being expanded.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor shop together with a self-contained basement which is separately accessed from the rear via a level yard, a one bedroom flat to the rear and a two bedroom flat above.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.



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No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
437	Sunkiss 4 Ltd (Beauty Salon)	Gross Frontage	5.5 m	(18' 0")	8 years from 06.04.2013 Effectively FR & I	£20,000 p.a.	Reversion 2021
		Net Frontage	3.85 m	(12' 7")			
		Shop Depth	14.9 m	(48' 10")			
		Built Depth	15.9 m	(52' 2")			
437	Vacant (1)	Basement	74.3 sq m	(800 sq ft)	–	–	–
437A	Individual/s	First Floor – Two Bedroom Flat			6 month Assured Shorthold Tenancy from 26.06.2012	£5,100 p.a.	Holding over
437B	Individual/s	Ground Floor Rear – One Bedroom Flat			6 month Assured Shorthold Tenancy from 11.06.2013	£4,500 p.a.	Holding over
(1) Not inspected by Allsop.						Total £29,600 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

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