

Chesterfield

9-21 Stephenson Place

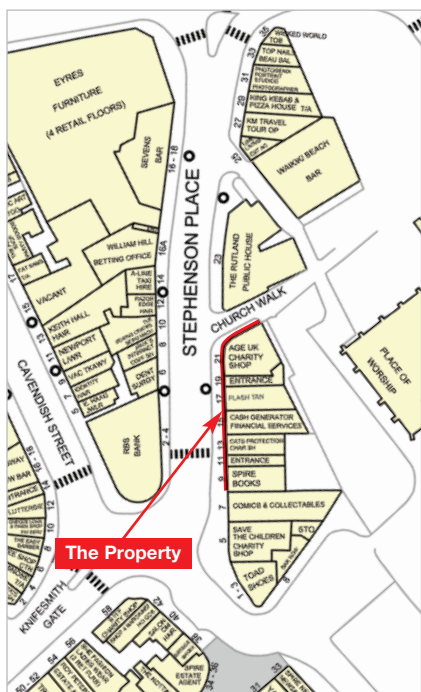
Derbyshire

S40 1XL

- **Freehold Parade of Shops**
- Comprising a parade of shops with offices, tea shop and a hairdressers above
- Attractive Derbyshire market town
- Includes 310.78 sq m (3,344 sq ft) vacant offices
- Rent Reviews and Reversions from 2015
- Total Current Rents Reserved

£67,750 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. Junction 29 of the M1 lies approximately 4.5 miles to the south-east and is accessed via the A617. Chesterfield also benefits from good rail services being approximately 1 hour 15 minutes from Manchester, 1 hour from Birmingham and 2 hours from London St Pancras. East Midlands Airport lies approximately 35 miles to the south and Manchester International Airport some 45 miles to the west. The property is situated on the south-east side of Stephenson Place to the south of its junction with Church Walk. Occupiers close by include RBS, Yates and Burger King amongst others.

Description

The property is arranged on basement, ground and three upper floors to provide five ground floor shop units, four of which have accommodation in the basement and two of which have accommodation on the first floor. There are two floors of self-contained vacant offices accessed from Stephenson Place. In addition there is a hairdressers/beauty parlour and tea shop on the first and second floors and further vacant accommodation on the third floor.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
9	S Cox (t/a Spire Books)	Gross Frontage 7.00 m (22' 11") Built Depth 12.80 m (41' 0") Basement 144.18 sq m (1,552 sq ft) Ground Floor 73.76 sq m (794 sq ft)	3 years from 05.03.2013 (1)	£11,500 p.a.	Rent Rises to £12,000 in year 3
11	Hebe Hair & Beauty Limited	First Floor 98.68 sq m (1,062 sq ft) Second Floor 38.77 sq m (417 sq ft)	6 years from 01.01.2008	£7,000 p.a.	Holding over
11	N D King Limited (t/a Cash Generator)	First Floor 31.54 sq m (339 sq ft)	Term of years from 05.03.2009 expiring 02.07.2026 Rent review every 3rd year (2) Effectively FR & I	£1,250 p.a.	Rent Review 2016
11	I & K Churchard (t/a Stephensons Tea & Coffee House)	Second Floor 80.27 sq m (864 sq ft)	6 years from 14.11.2011 Effectively FR & I	£3,000 p.a.	Reversion 2017
11	Vacant	Third Floor 156.9 sq m (1,688 sq ft)	—	—	—
13	Cats Protection Trustee Limited	Gross Frontage 4.05 m (13' 4") Built Depth 13.00 m (42' 8") Ground Floor 41.47 sq m (446 sq ft)	3 years from 03.07.2012 Effectively FR & I (3)	£9,000 p.a.	Reversion 2015
15	N D King Limited (t/a Cash Generator)	Gross Frontage 5.85 m (19' 3") Built Depth 17.95 m (58' 10") Basement 18.9 sq m (203 sq ft) Ground Floor 66.15 sq m (662 sq ft) First Floor 66.9 sq m (720 sq ft)	Term of years from 05.03.2009 expiring 02.07.2026 Rent review every 3rd year (2) Effectively FR & I	£12,000 p.a.	Rent Review 2016
17	J N R Partners Limited (t/a Flash Beauty)	Gross Frontage 6.00 m (19' 8") Built Depth 13.00 m (42' 8") Basement 27.87 sq m (300 sq ft) Ground Floor 63.41 sq m (682 sq ft) First Floor 55.83 sq m (601 sq ft)	3 years from 01.11.2013 Effectively FR & I (3)	£12,000 p.a.	Reversion 2016
19	I & K Churchard (t/a Stephensons Tea & Coffee House)	Second Floor 86.61 sq m (932 sq ft)	6 years from 14.11.2011 Effectively FR & I	£3,000 p.a.	Reversion 2017
19	Vacant Office	First Floor 76.94 sq m (828 sq ft) Second Floor 76.94 sq m (828 sq ft)	—	—	—
21	Age UK Derbyshire	Gross Frontage inc Splay 7.30 m (23' 11") Return Frontage 8.45 m (27' 8") Built Depth (max) 12.00 m (39' 4") Basement 67.58 sq m (727 sq ft) Ground Floor 88.51 sq m (953 sq ft)	9 years from 07.12.2012 Rent review every 3rd year Effectively FR & I	£9,000 p.a.	Rent Review 2015

- (1) Years 1 & 2 internal repairing, year 3 effectively FR & I.
(2) The lease contains a tenant's option to break in 2013 and every fourth year thereafter.
(3) The lease contains annual mutual break clauses.

Total £67,750 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 G Thomson Esq, BRM Solicitors. Tel: 01246 564047 e-mail: george.thomson@brmlaw.co.uk
Joint Auctioneer A Foster Esq, W T Parker. Tel: 01246 232 156 e-mail: chesterfield@wtparker.com

