

bothams

1871



15 - 17b West Bars
, Chesterfield, S40 1AQ

£525,000



15 - 17b West Bars

, Chesterfield, S40 1AQ

A unique opportunity to acquire a high-quality investment property in the heart of Chesterfield Town Centre, producing an income of £35,500 per annum.

15 -17 West Bars

An outstanding opportunity to acquire this modern yet characterful building, built to an excellent standard in 2019 and comprising of a retail/ professional ground floor unit of 818 square feet, with two very well proportioned apartments above with accommodation over two floors, with a stunning roof terrace above.

Providing an excellent investment opportunity, a viewing is essential to appreciate the accommodation on offer.

Ground Floor

To the ground floor is a highly flexible commercial unit, offering retail/ professional space in a prominent position in the heart of Chesterfield town centre, currently let to Thorn Baker Industrial Recruitment under the terms of a five year lease, commencing from April 2021.

15 West bars

The right hand apartment as you look at the front of the property, 15 West Bars provides a spacious two bedroom apartment with a well-proportioned living room and kitchen diner to the first floor, two bedrooms and a bathroom to the second floor, and a roof terrace with fine far reaching views to the third floor.

Let on a furnished basis, the property currently generates a rental income of £750 per calendar month, equating to £9,000 per annum.





17B West Bars

The left hand apartment as you look at the front of the property, 17B West Bars provides a spacious two bedroom apartment with a well-proportioned living room and kitchen diner to the first floor, two bedrooms and a bathroom to the second floor, and a roof terrace with fine far reaching views to the third floor.

Let on a furnished basis, the property currently generates a rental income of £875 per calendar month, equating to £10,500 per annum.

Material Information

Conventional masonry construction.
Powered coated aluminium framed double glazed windows and doors
Air-conditioning for the ground floor commercial space
Gas central heating for each apartment
As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage
Total current income £35,500 per annum

Ground floor let April 2021 for a 5 year term - passing rent £16,000 per annum

15 West Bars - let on an AST - now periodic at £750 per calendar month - £9,000 per annum

17B West Bars - let on an AST - at £875 per calendar month - £10,500 per annum

Ground Floor NIA - 76.02 sq.m./ 818 sq.ft.

15 West Bars Gross internal floor area - 85.9 sq.m./ 924 sq.ft.

17B West Bars Gross internal floor area - 96.9 sq.m./ 1,043 sq.ft.

Council - Chesterfield Borough Council
Ground floor rating list entry - £11,000 under the description of Shop and Premises

15 West Bars - Tax Band A

17B West Bars - Tax Band A

Tenure - Freehold under title reference DY145581.

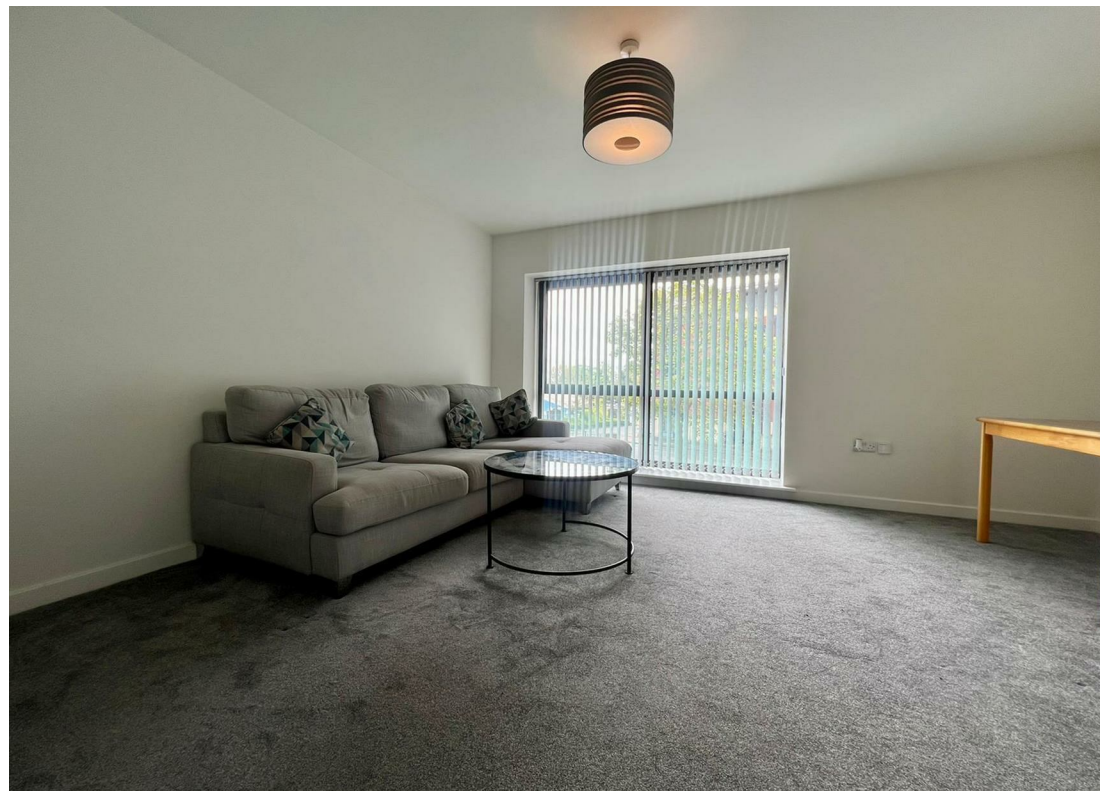
Parking - there is no parking with the property, but parking is available in the vicinity

Ground Floor EPC Rating - B.

15 West Bars EPC Rating - B.

17B West Bars EPC Rating - B.

Please note 17B West Bars has also been known as 17A West Bars.



Floor Plan



Viewing

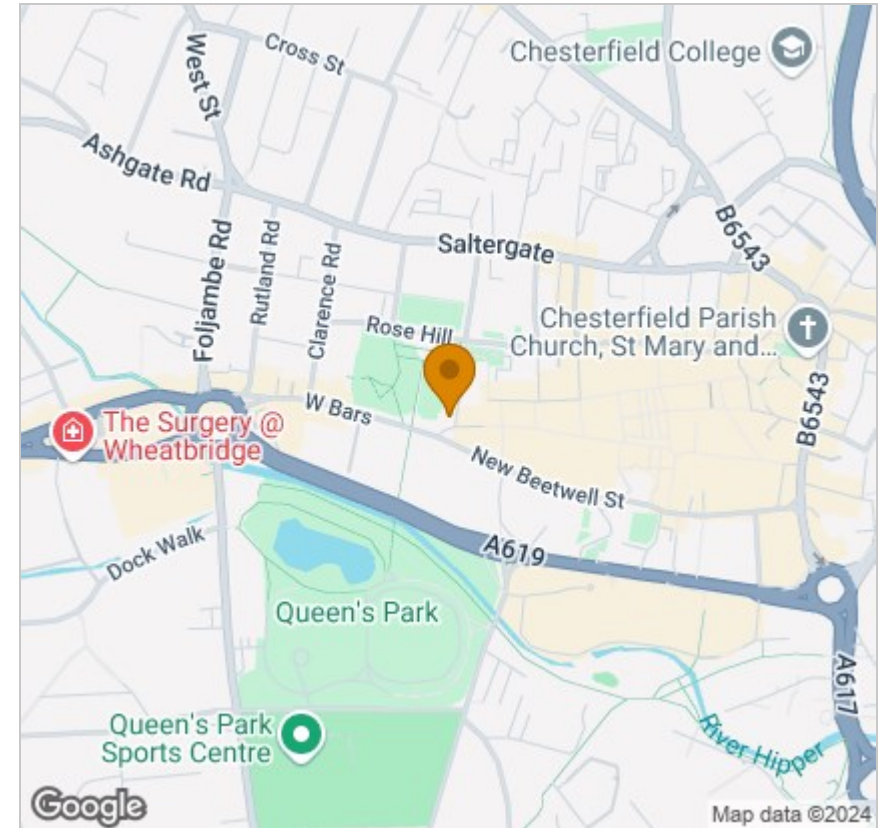
Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ

Tel: 01246 233121 Email: enquiries@bothams.co.uk <https://www.bothams.co.uk/>

Area Map



Energy Efficiency Graph

