

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

62-64 Curbar Curve, Inkersall, Chesterfield S43 3HZ



- Investment Sale
- Two Retail Units with Residential Flat Above
- In the Popular Suburb of Inkersall
- Total Income of £21,330 Per Annum
- Total Area of 1,679 sq ft (155.9 sq m)

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LOCATION

The property is located in Inkersall, approximately four and a half miles to the north east of Chesterfield town centre.

Inkersall itself is a popular residential area and the building provides amenities for the local residents. Other occupiers in close vicinity include Go Local Extra, The Hop Flower Pub and the Co-Op.

DESCRIPTION

We are selling the whole building as an income producing investment, with an annual rent of £20,200.

The property comprises of two ground floor retail units and a good quality flat on the first floor.

62 Curbar Curve is currently occupied by a takeaway, Inky Pizza, and No 64 is let to Premier Electronic Services Ltd.

The flat above is accessed from a separate entrance to the rear of the building and comprises of two double bedrooms, a kitchen and a bathroom.

ACCOMMODATION (All areas are approximate)

62 Curbar Curve	560 sq ft	52.0 sq m
64 Curbar Curve	365 sq ft	33.9 sq m
First Floor Flat	754 sq ft	70.0 sq m
Total	1,679 sq ft	155.9 sq m



TENURE

The freehold of the property is available with the following tenancies in place:

No 62 - Inky Pizza - £8,520 per annum until Dec 2030.

No 64 - £6,000 per annum until June 2030.

Flat - £7,080 per annum on 12 month AST.

Total - £21,330 per annum.

PRICE

We are quoting **£250,000**.

VAT

If elected VAT will be payable at the prevailing rate.

RATING

The rating assessments for the property are:

62 Curbar Curve - Shop & Premises R.V. £2,700

64 Curbar Curve - Shop & Premises R.V. £2,050

USE

The two ground floor units historically have A1 use, which now falls into category 'E' of the new Use Class Order, applicable as of 1st September 2020.

The first floor benefits from residential use.

ENERGY PERFORMANCE CERTIFICATE

62 Curbar Curve has a rating of 78 (Band C). The flat has a rating of 52 (Band E). Copies of the EPCs are available upon request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

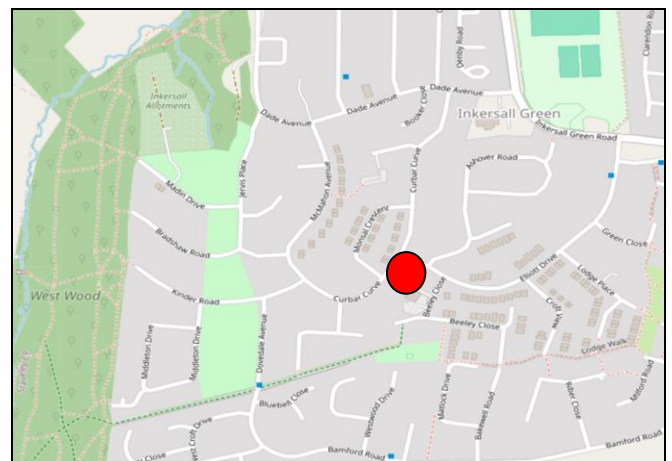
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
January 2024