

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



THE OFFICE, MAIN STREET, GREAT LONGSTONE, CHESTERFIELD, DERBYSHIRE
DE45 1TA

Rent: £7,800 per annum exclusive

Size: 421 sq ft (39.11 sq m)

- Affluent rural location.
- Two compartmentalised offices both on ground floor.
- Prominent location.

LOCATION

The Office is located on the north side of Main Street in the picturesque Derbyshire village of Great Longstone opposite The White Lion. Ashford in the Water and the A6 Buxton Road are approximately 2 miles to the south.



DESCRIPTION

The available premises comprise of one self-contained office suite arranged across the ground floor only. The office contains its own dedicated WC. The accommodation provides compartmentalised space, suitable for main office plus storage area behind with kitchen beyond.

SPECIFICATION

The Office is self-contained with access directly off Main Street.

The specification of the office includes:-

- Electric heating
- WC
- Kitchen

SERVICES

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net/gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Front Office	21.8	235
Rear Store/Office	13.2	142
Kitchen	4.1	43
WC	-	-



RENT

£7,800 per annum exclusive

VAT

We understand that VAT may be payable on the rental and/or any other payments detailed above. Interested parties are recommended to take their own professional advice.

LEASE TERMS

The Office is available to let on a new full repairing (FRI) lease on terms to be agreed with a proportionate contribution for the upkeep of the fabric of the building being provided.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £3,850.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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EPC

No EPC is required as all the property is below the minimum size requirement of 50 sq m.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref:

For more information, visit eddisons.com

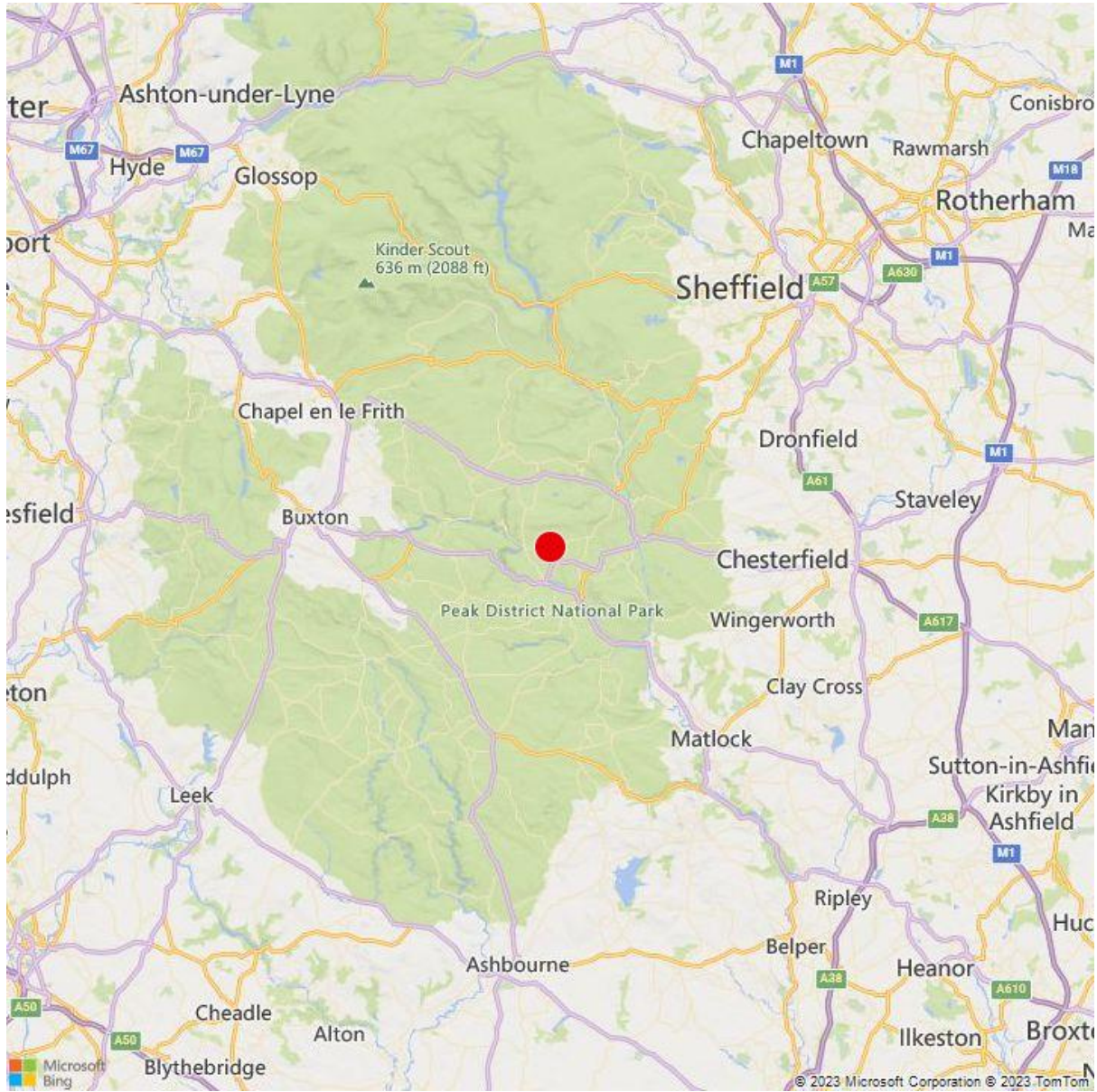
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