



INVESTMENT

Price £125,000

Ground Floor, 40 Glumangate
Chesterfield – S40 1TX

- FREEHOLD – Investment producing £10,680 per annum
- Let to an individual trading as Carltons Hair Studio
- Useful access to Angel Yard at the rear
- Long established tenant

LOCATION

The premises are situated on Glumangate an attractive cobbled street in the centre of Chesterfield with a range of occupiers but traditionally well known for professional services and associated businesses.

Within easy access of main car parks.



DESCRIPTION

The premises offered for sale are ground floor only (plus cellar) and are wholly occupied by the tenant for use as a hair salon.

The property has the benefit of a pedestrian access to the road at the rear (Angel Yard)

Please see layout plans on the brochure/website.

ACCOMMODATION

DESCRIPTION	(sq.m)	(sq.ft)
Grd Floor Sales	43.82	472
Ancillary	7.58	82
WC	-	-
Cellar	8.96	96.45
External Store	1.45 (est)	16 (est)
TOTAL	61.81	665

EPC RATING - B

A full copy of the EPC is available to download from our website.

PRICE / INVESTMENT DETAIL

The property is available freehold at a price of **£125,000**. VAT is NOT payable.

We understand the property is let at a passing rent of £10,680 per annum exclusive.

VAT and COSTS

Each party is to be responsible for their own costs. VAT is NOT payable on the purchase price.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents.



Renshaw Chartered Surveyors

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email: philip@rensurveyors.co.uk

DISCLAIMER – January 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



philip@rensurveyors.co.uk

rensurveyors.co.uk

Chesterfield 01246 886416

Sheffield 01142 992518

Bakewell 01629 888268

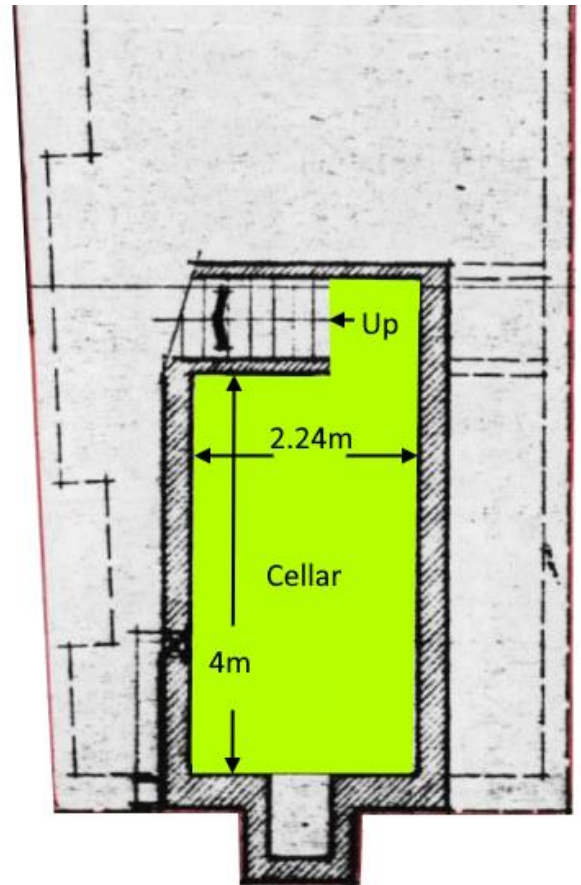
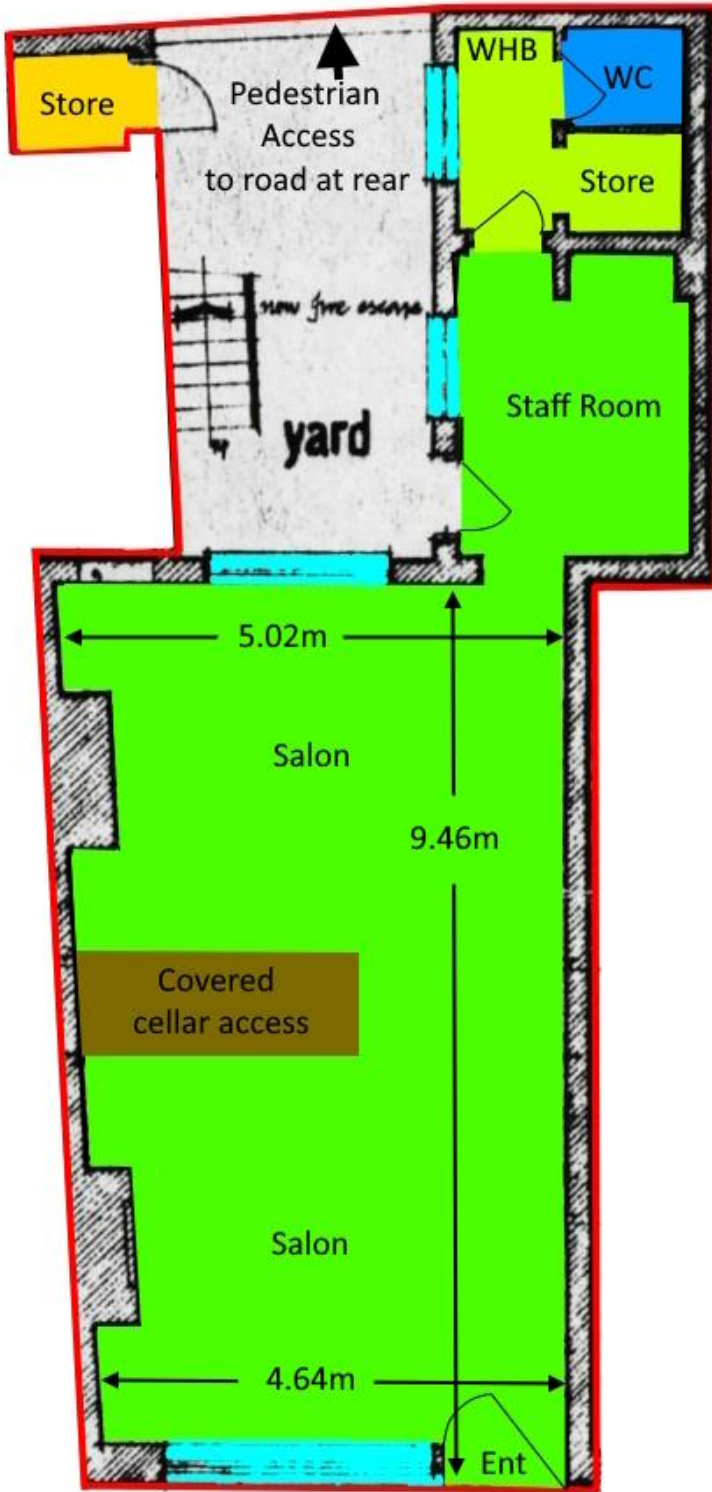
Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG

FLOOR PLAN – FOR INDICATION ONLY



philip@rensurveyors.co.uk
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