



# to let

commercial

## 2 Lower Grove Road, Chesterfield S40 1LX

Established Bed & Breakfast/HMO/Council Emergency Accommodation business






**ROY PETERS ESTATES**

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The property comprises of well-presented accommodation, located a short distance from the town centre consisting of seven letting room, kitchen/dining area and shared shower/bathroom and wc facilities over three floors with Gas Central Heating throughout.

The rooms are all currently let on single occupancy but in some rooms twin/double beds could be installed.

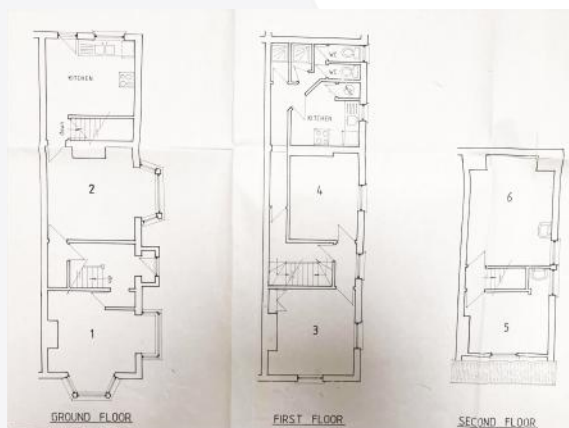
The current operator (who is retiring) has operated the business for a number of years and has established contacts with several local authorities to provide emergency accommodation and has nearly 100% occupation.

The business model can be varied dependant on operators requirements to a traditional B & B operation or to a more specialist accommodation provider.

The current operator has agreed on the signing of a confidentiality agreement to provide operational and financial information. The current operator is also prepared to assist a new operator for a short period if required to understand the business.

All fixtures and fittings, equipment and business information are available for £10,000.

This is a rare opportunity to rent a well presented property with an operational business already in place with the possibility of increasing income.



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### Rent

£16,000 pa exclusive of VAT at the prevailing rate. Available on a new FRI lease other terms to be agreed

### Accommodation Area

#### Ground Floor

- Entrance Hall, Sitting Room, Bedroom 1 (double)

#### First Floor

- Bedroom 2 single with pedestal washbasin
- Bedroom 3 double with pedestal washbasin
- Kitchenette with appliances
- Bathroom panel bath, pedestal hand basin & wc
- Shower room shower, wc and washbasin
- Bedroom 6 with en suite shower, wc & washbasin

#### Second Floor

- 2 single bedrooms with wash basins
- Emergency bedroom, first floor room with separate access with wc and wash basin

### What 3 Words

Code: ///crops.panic.local

### Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

### Business Rates

The premises are assessed for Council Tax, band C once split will undergo revaluation.

### EPC

Available on request

### VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate

### Legal costs

Each party to bear their own costs.



### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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