



HUNTERS[®]
HERE TO GET *you* THERE

The Corner House, 18a - 18c Wharf Lane,
Stonegravels, Chesterfield, S41 7NE

THE CORNER HOUSE, 18A - 18C WHARF LANE, STONEGRAVELS, CHESTERFIELD, S41 7NE

Offers In The Region Of £445,000

ATTENTION INVESTORS & LANDLORDS

Available now for sale is this DETACHED PROPERTY split into 3 LUXURIOUS SELF CATERING APARTMENTS.

Currently run as an AIRBNB business the 3 individual units could continue with short term letting or amended to a longer tenancy approach. Current annual turnover is c£80,000 for the most recent year.

Fantastic location close to the Town Centre - easy access to the Train Station, Peak District, M1 junctions & Sheffield.

Looking right to left - the flats are split A, B, C. Each apartment is decorated and fitted to a high specification.

Flat A - a ground floor 2 bed open plan living kitchen with WC off, bathroom with shower

Flat B - a first floor 2 bed 2 en suite with additional shower room. Large lounge & a kitchen diner.

Flat C - a ground floor, 2 bed, 1 bath & a separate WC - apartment with open plan kitchen diner.

The property is serviced by 1 electric meter, 2 gas meter and a water rate bill. Currently classed as a commercial property for Council Tax.

The property has been fully registered with fire risk assessment, EICR & gas safety certificates all in place.

Fully uPVC double glazed and a pressurised heating & hot water system ran by 2 boilers. The building has an air flow management system as well.

Private driveway & courtyard to the rear with remote controlled electric gate.

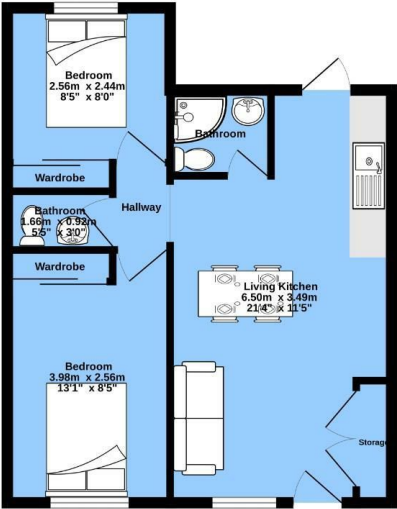
SERIOUS BUYERS ONLY PLEASE! To arrange a viewing of the property please contact Hunters.

Due to the nature of the development we suggest cash buyers or commercial funding buyers only.

Hunters Chesterfield The Glass Yard Sheffield Road, Chesterfield, S41 8JY | 01246 540540

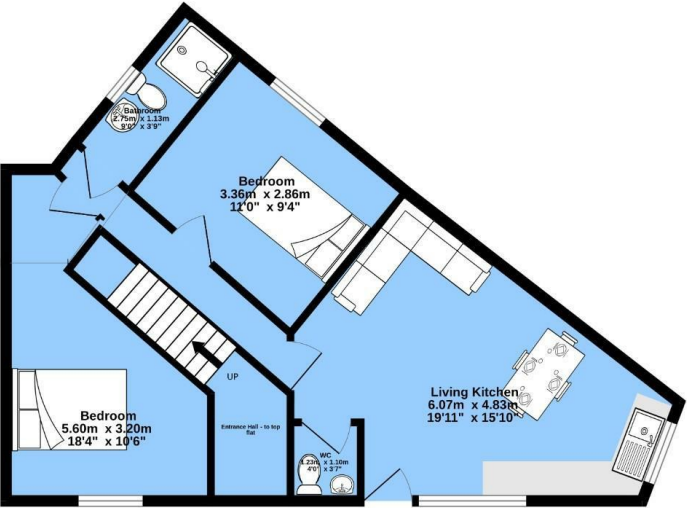
Chesterfield@hunters.com | www.hunters.com

GROUND FLOOR
42.6 sq.m. (458 sq.ft.) approx.



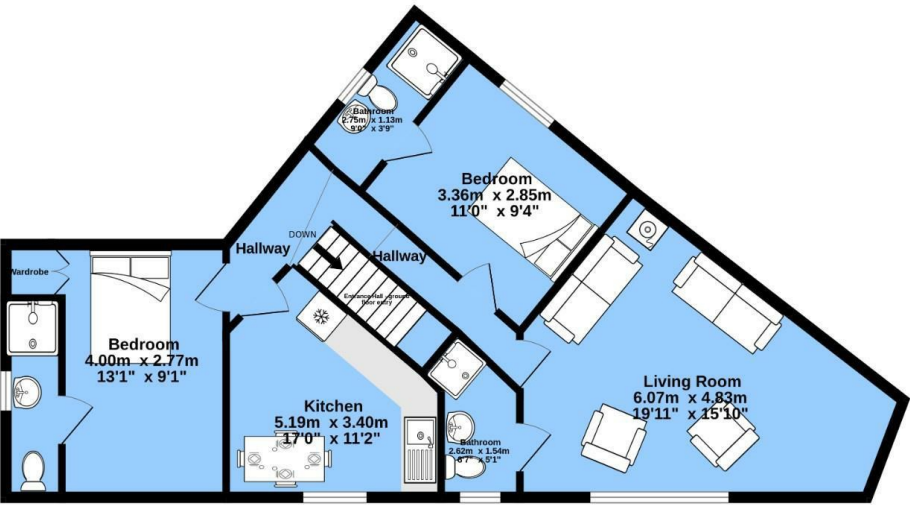
TOTAL FLOOR AREA : 42.6 sq.m. (458 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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GROUND FLOOR
51.7 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA : 51.7 sq.m. (557 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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FIRST FLOOR
66.2 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 66.2 sq.m. (712 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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DISCLOSURE

ADVERT & DESCRIPTION DISCLAIMER;

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract.

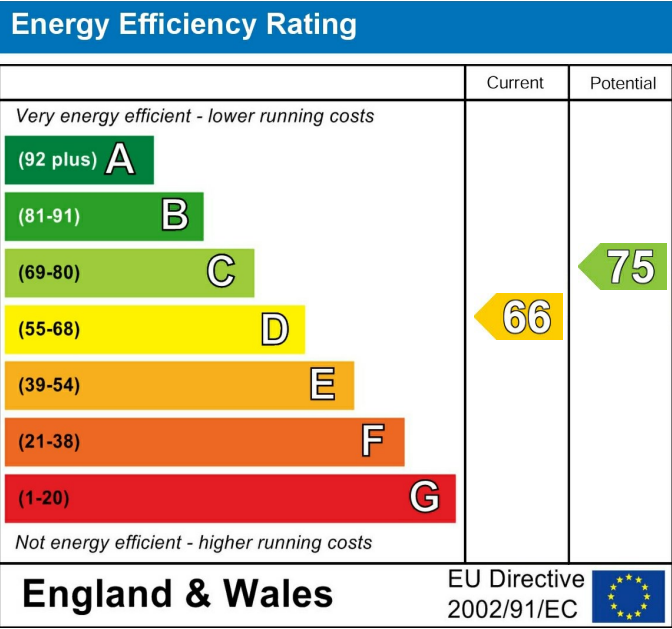
We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.

All measurements are approximate.

BUYERS AML FEE DISCLOSURE;

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, we will securely manage these checks. Once an offer is accepted (subject to contract), a secure link for you to complete the biometric checks electronically. A non-refundable fee of £62.50 + VAT (£75.00 inc VAT) per person will apply for these checks. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



