



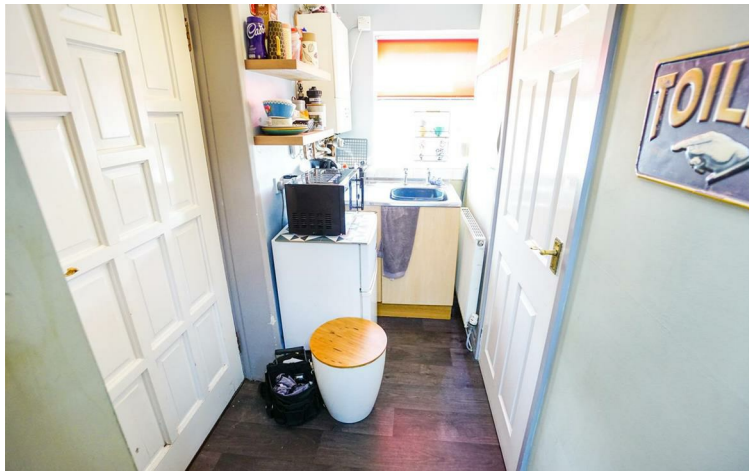
5 & 5a Mansfield Road, Hasland, Chesterfield, Derbyshire, S41 0JB
£160,000

* INVESTMENT OPPORTUNITY * SHOP WITH ONE BEDROOMED RESIDENTIAL APARTMENT ABOVE * BOTH WITH EXISTING TENANCIES EARNING A TOTAL OF APPROX. £1,000 PCM * HIGHLY REGARDED LOCATION ON BUSY HIGH STREET * ADJACENT TO THRIVING BUSINESSES * 7.5% YIELD

Occupying a prominent position within a small high street in the popular village of Hasland, this shop with residential apartment above is offered for sale with existing tenancies in place with a total income just shy of £1,000pcm.

The property itself is an attractive period building with accommodation over three floors and an enclosed garden and yard with outbuildings to the rear and connected to all main services with separate utilities to both areas.

Call now to view 01246 232156



5 Mansfield Road - Commercial Premises

GROUND FLOOR

SHOP/WAITING AREA

14'11" (into bay) x 13'4" (4.57m (into bay) x 4.07m)
With entrance door and attractive bay window to front elevation, door to cellar, opening out to rear.

REAR SALON

11'10" x 9'8" (3.63m x 2.96m)
An internal room with sink and access via sliding door through to:

Kitchen

8'1" x 3'11" (2.48m x 1.21m)
Having base cupboard unit with sink over, window to rear elevation, door to outside and further door to:

WC

With low flush w.c. and wash hand basin.

5a Mansfield Road - Apartment

SIDE GATE

Accessed via timber gate through the side passage, the apartment is accessed from the rear of the property.

GROUND FLOOR

Entrance Lobby

With entrance door leading to outside and stairs to first floor accommodation.

FIRST FLOOR ACCOMMODATION

Landing

With stairs to second floor accommodation and doors leading to:

Lounge

15'0" x 10'11" (4.59m x 3.34m)
Having a front aspect with secondary glazed window, built-in storage cupboard and radiator.

Dining Room

13'11" x 11'11" (4.25m x 3.64m)
Accessed from the landing and having secondary glazed window to rear elevation and radiator.

Kitchen

10'6" x 8'0" (3.22m x 2.44m)
Having been fitted with wall and base cupboard units, window to rear, wall mounted gas central heating boiler and radiator.

Bathroom/WC

2.64m x 1.37m
Having been fitted with panelled bath, pedestal wash basin and low flush w.c.

SECOND FLOOR ACCOMMODATION

Bedroom

17'5" x 12'8" (5.31m x 3.88m)
Positioned in the roof space and having ample head room, the bedroom has a velux window to the rear along with feature dormer window to front elevation.

Outside

An enclosed, predominantly lawned garden with outbuildings.

Existing Tenants

The shop is currently let at a rate of £551.73 per calendar month with the apartment above achieving £447 per calendar month.

EPC

5 has a rating of C/71
5a has a rating of D/67

Viewing Arrangements

For further information or to arrange a viewing, please contact the agent:

Rachael Grange 01246 232156 |
rachael@wtparker.com

Services

We understand all mains services are connected to the Premises.

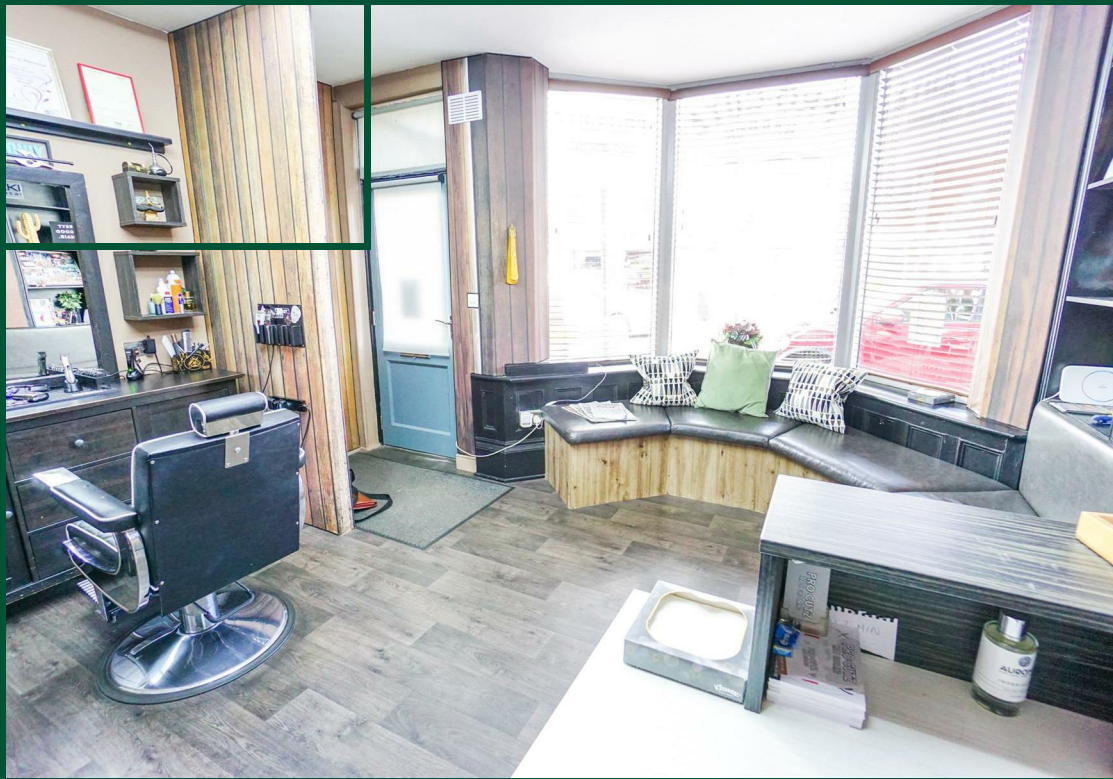
Tenure

The property is understood to be Freehold


Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
S40 1LP
Tel: 01246 345345





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



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