



FOR SALE



Virtual Freehold Town Centre Retail Investment
Full Legal Pack Available

15-17 Burlington Street, Chesterfield, Derbyshire, S40 1RS

OFFERS BASED ON:

£395,000

KEY FEATURES

Full legal pack available.

Prominent town centre trading location.

Located close to Greggs, Specsavers & Betfred.

Retail unit extending to 2,550 sq ft (236.9 sq m).

Let to Signet Trading Limited (t/a H Samuel) by way of 5 year lease renewal from 18/9/2024.

Passing rent - £42,000 per annum.

Guide Price: Offers based on £395,000, equating to a gross yield of 10.63%.



LOCATION

Chesterfield is a large market town located 10 miles south of Sheffield and 27 miles north of Derby. The town has excellent road communications being located on the A61, at its junction with the A619 and the A617 which provides direct access to the M1 Motorway (Junction 29).

Chesterfield Rail Station provides mainline and local rail services to key destinations including Manchester, Birmingham and London St Pancras International.

The property is situated on the south side of the pedestrianised Burlington Street. Occupiers close by include Greggs, Specsavers, Betfred, Card Factory, Oxfam, Admiral and Clarks amongst many others.

DESCRIPTION

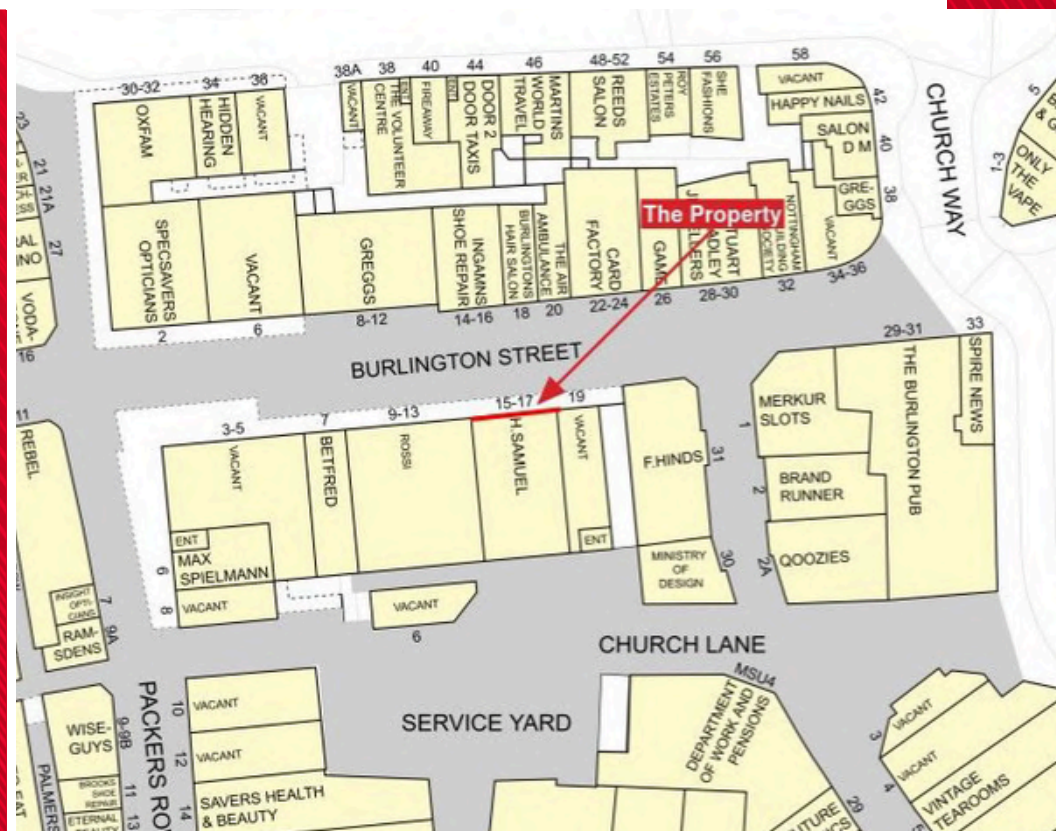
The property comprises a substantial ground floor double fronted retail unit. It extends to 2,550 sq ft (236.9 sq m) and is fitted out to the tenant's usual corporate design. The property benefits from an open plan retail area, managers office, lower ground floor storage, and a ground floor staff room. Additionally, there is air conditioning (not tested by the agents).

ACCOMMODATION

Ground floor retail area - 1,648 sq ft (153.2 sq m).
Managers office.
Lower ground floor storage.
Staff room.

TENANCY

The property is let to Signet Trading Limited (trading as H Samuel) by way of a lease renewal from 18/9/2024. The passing rent is £42,000 per annum, and there are tenant break options at the 2nd and 4th anniversary. There is a 3 month rent penalty applicable on the first break clause.



VAT

The property is elected for Vat, but it is anticipated that the sale will be dealt with by way of a TOGC.

SERVICE CHARGE

There is a proportionate service charge payable towards the wider estate management. Details are available within the marketing pack upon request.

BUSINESS RATES

The property has a current rateable value of £45,750.

EPC

Available upon request.

TENURE

Long leasehold. 999 years from 16th January 2025 at a peppercorn ground rent.

PRICE

Offers based on £395,000, equating to a gross yield of 10.63%

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

MARKETING PACK

A full marketing pack including searches and all supporting documents is available upon request to the sole selling agents. Simply scan the QR code for access to the marketing pack



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