

INVESTMENT OPPORTUNITY FOR SALE

ST MARGARET'S DRIVE CHESTERFIELD S40 4SX



6 ST MARGARET'S DRIVE, CHESTERFIELD, S40 4SX FOR SALE

FREEHOLD RESIDENTIAL & COMMERCIAL INVESTMENT OPPORTUNITY

- Well located, immediately off Saltergate in the centre of Chesterfield
- Ground floor commercial unit with 3 self contained studio apartments
- Current passing rental income of £23,400 per annum, following the recent letting of the ground floor unit.
- Quoting purchase price of £300,000 (excl)



Ground Floor Commercial Space



6 ST MARGARET'S DRIVE, CHESTERFIELD, S40 4SX FOR SALE

Location

The subject premises front St. Margaret's Drive in Chesterfield immediately accessed via Saltergate. The premises are approximately one mile west of Chesterfield Town Centre. The nearby A61 gives easy access to Sheffield, similarly the A617 leads to Junction 29 of the M1. Chesterfield train station is also only a short walk away.

Description

This property is a fantastic investment opportunity benefitting from a freehold shop and 3 self-contained studio apartments which have recently been modernised.

This modern shop was previously run for the past 42 years as a hairdresser. The unit has recently been let on a new 3 year lease from 14/05/2019. The passing rent for the ground floor is £7,800 pa.

The self contained apartments are all fully let on assured short hold tenancies generating rental income of £100 per week per apartment. Total annual income for the 3 studio apartments is £15,600 per annum.

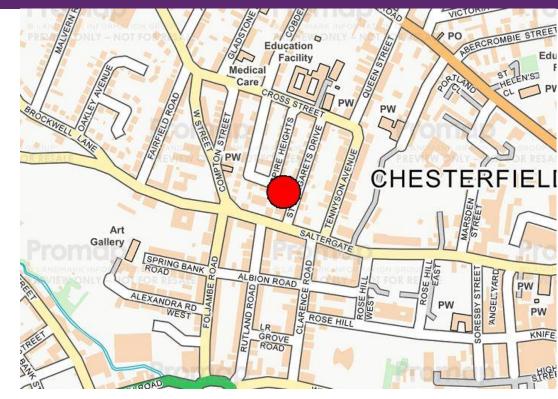
The property has a combined rental income of **£23,400 pa**.

Terms

The property is available to purchase for **£300,000**. This reflects a **Net Initial Yield of 7.5%**, allowing for purchasers costs of 2.8%.

EPC Rating

Available upon request.



Further Information

All enquires through the sole agents, CPP:

 Rob Darrington
 Max Pickering

 T: 0114 2709163
 T: 0114 2739165

 M: 07506 119 770
 M: 07835 059 363

 E: rob@cppartners.co.uk
 E: max@cppartners.co.uk

Date of Particulars

May 2019

6 ST MARGARET'S DRIVE, CHESTERFIELD, S40 4SX FOR SALE





Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.