

bothams

1871



15 - 17 West Bars, Chesterfield, S40 1AQ

Offers In The Region Of £525,000



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# 15 - 17 West Bars

Chesterfield, S40 1AQ

- High quality detached premises built 2019
- Ground floor retail/ professional premises
- Two large apartments above
- Roof terraces with stunning views

A unique opportunity to acquire a high-quality investment property in the heart of Chesterfield Town Centre, producing an income of £35,500 per annum.

## 15 -17 West Bars

An outstanding opportunity to acquire this modern yet characterful building, built to an excellent standard in 2019 and comprising of a retail/ professional ground floor unit of 818 square feet, with two very well proportioned apartments above with accommodation over two floors, with a stunning roof terrace above.

Providing an excellent investment opportunity, a viewing is essential to appreciate the accommodation on offer.

## Ground Floor

To the ground floor is a highly flexible commercial unit, offering retail/ professional space in a prominent position in the heart of Chesterfield town centre, currently let to Thorn Baker Industrial Recruitment under the terms of a five year lease, commencing from April 2021.



## 15 West bars

The right hand apartment as you look at the front of the property, 15 West Bars provides a spacious two bedroom apartment with a well-proportioned living room and kitchen diner to the first floor, two bedrooms and a bathroom to the second floor, and a roof terrace with fine far reaching views to the third floor.

Let on a furnished basis, the property currently generates a rental income of £750 per calendar month, equating to £9,000 per annum.

## 17B West Bars

The left hand apartment as you look at the front of the property, 17B West Bars provides a spacious two bedroom apartment with a well-proportioned living room and kitchen diner to the first floor, two bedrooms and a bathroom to the second floor, and a roof terrace with fine far reaching views to the third floor.

Let on a furnished basis, the property currently generates a rental income of £875 per calendar month, equating to £10,500 per annum.

## Material Information



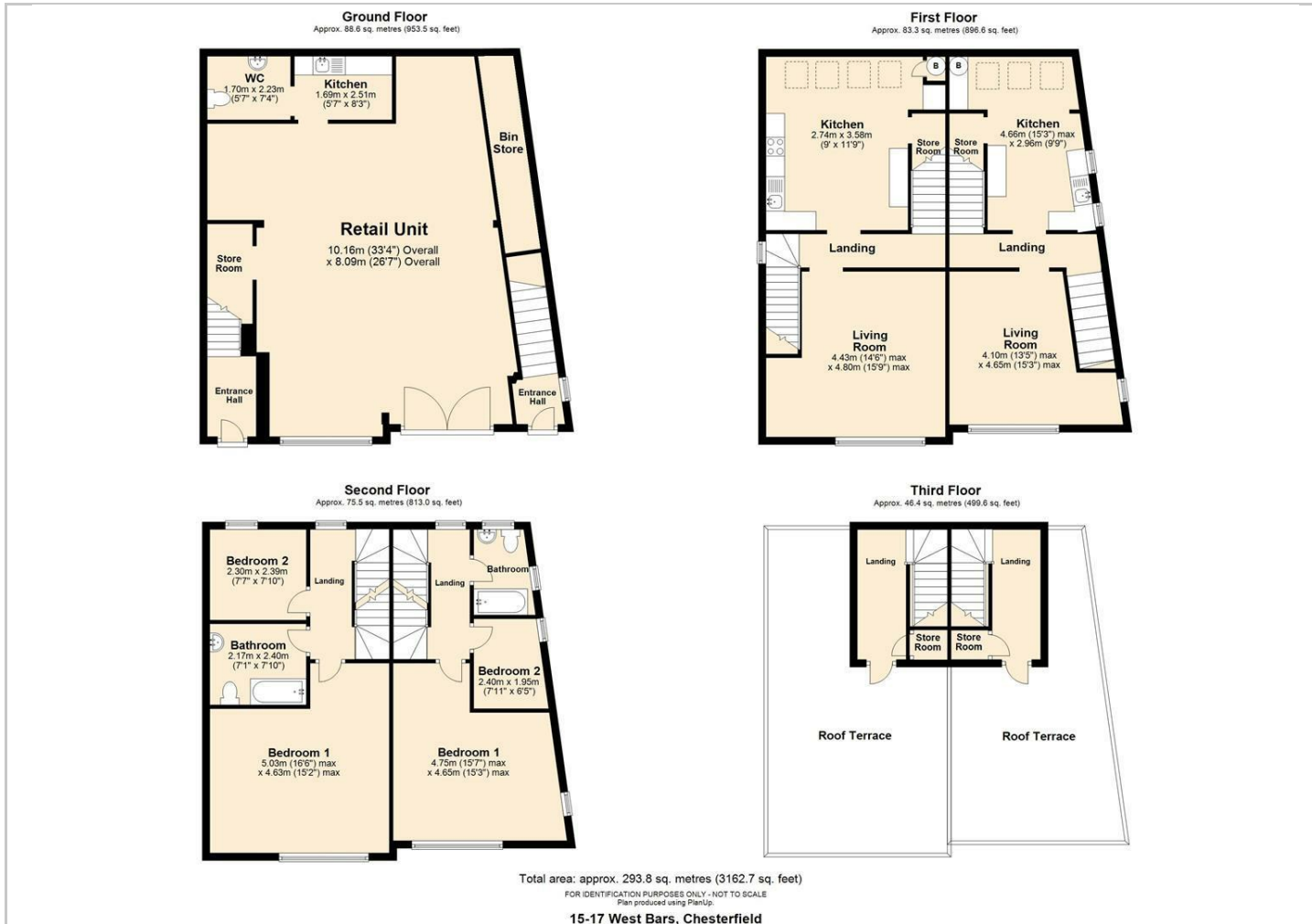


Conventional masonry construction.  
Powered coated aluminium framed double glazed windows and doors  
Air-conditioning for the ground floor commercial space  
Gas central heating for each apartment  
As far as we are aware the property is connected to and served by mains services including electricity, gas and water & drainage  
Total current income £35,500 per annum  
Ground floor let April 2021 for a 5 year term - passing rent £16,000 per annum  
15 West Bars - let on an AST - now periodic at £750 per calendar month - £9,000 per annum  
17B West Bars - let on an AST - at £875 per calendar month - £10,500 per annum  
Ground Floor NIA – 76.02 sq.m./ 818 sq.ft.  
15 West Bars Gross internal floor area – 85.9 sq.m./ 924 sq.ft.  
17B West Bars Gross internal floor area – 96.9 sq.m./ 1,043 sq.ft.  
Council - Chesterfield Borough Council  
Ground floor rating list entry - £11,000 under the description of Shop and Premises  
15 West Bars - Tax Band A  
17B West Bars - Tax Band A  
Tenure – Freehold under title reference DY145581.  
Parking – there is no parking with the property, but parking is available in the vicinity  
Ground Floor EPC Rating – TBC.  
15 West Bars EPC Rating – B.  
17B West Bars EPC Rating - B.  
Please note 17B West Bars has also been known as 17A West Bars.

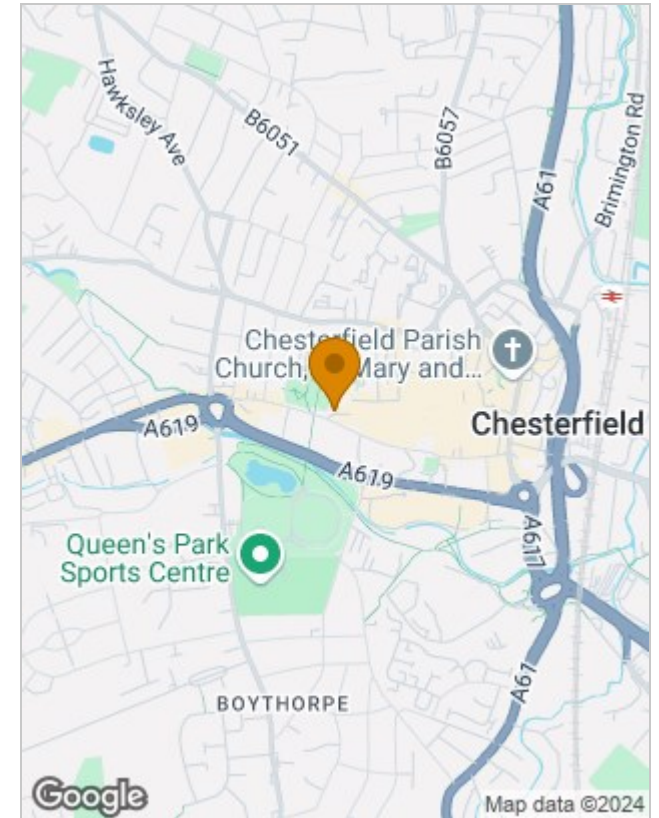




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.