



View towards Chesterfield College



SITUATION

Located on this busy road within an established parade adjacent to **Chesterfield College** less than a mile from the town centre serving the surrounding residential area. Chesterfield is located approximately 10 miles south of Sheffield and benefits from excellent road links via the M1 (Junction 29) and A61.

PROPERTY

An end of terrace building comprising a **Ground Floor Takeaway** with separate rear access to a **Self-Contained Flat** at First floor level and **Self-Contained Studio Flat** at Second Floor level.

VAT is NOT payable in respect of this Lot

FREEHOLD

£12,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Takeaway

Gross Frontage	24'9"
Internal Width	21'8" (max)
Shop Depth	34'7"
Built Depth	44'3"
WC	

First Floor Flat ¹

2 Rooms, Kitchen, Bathroom/WC

Second Floor Studio Flat ¹

Living Area/Kitchen, Bathroom/WC

¹ Not Inspected by Barnett Ross. Accommodation provided by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Papa John's (GB) Limited (having over 250 branches)** for a term of 15 years from 9th January 2012 at a current rent of **£12,000 per annum** exclusive.

Rent Reviews 2017 & 5 yearly

Tenant's Break 2022

VENDOR'S SOLICITORS
Bhakar Tomlinson - Tel: 01952 270 555
Ref: G Bhakar Esq - Email: gb@bhaktom-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts