

bothams¹⁸⁷¹



77 Newbold Road, Chesterfield, S41 7PY

Offers In The Region Of £195,000





77 Newbold Road

Chesterfield, S41 7PY

- Premises of character set within a desirable prominent position
- Ground floor configured as an established fish and chip shop
- Display frontage to Newbold Road with access to the rear
- Viewing essential to appreciate the accommodation and potential on offer
- Currently let as a whole to one tenant for a 20 year term
- Upper floor residential space linked to ground floor
- Ideal investment opportunity - yield of 7.43% at asking price

An excellent investment opportunity situated within the market town of Chesterfield.

Offers In The Region Of £195,000



77 Newbold Road
The Accommodation
Material Information



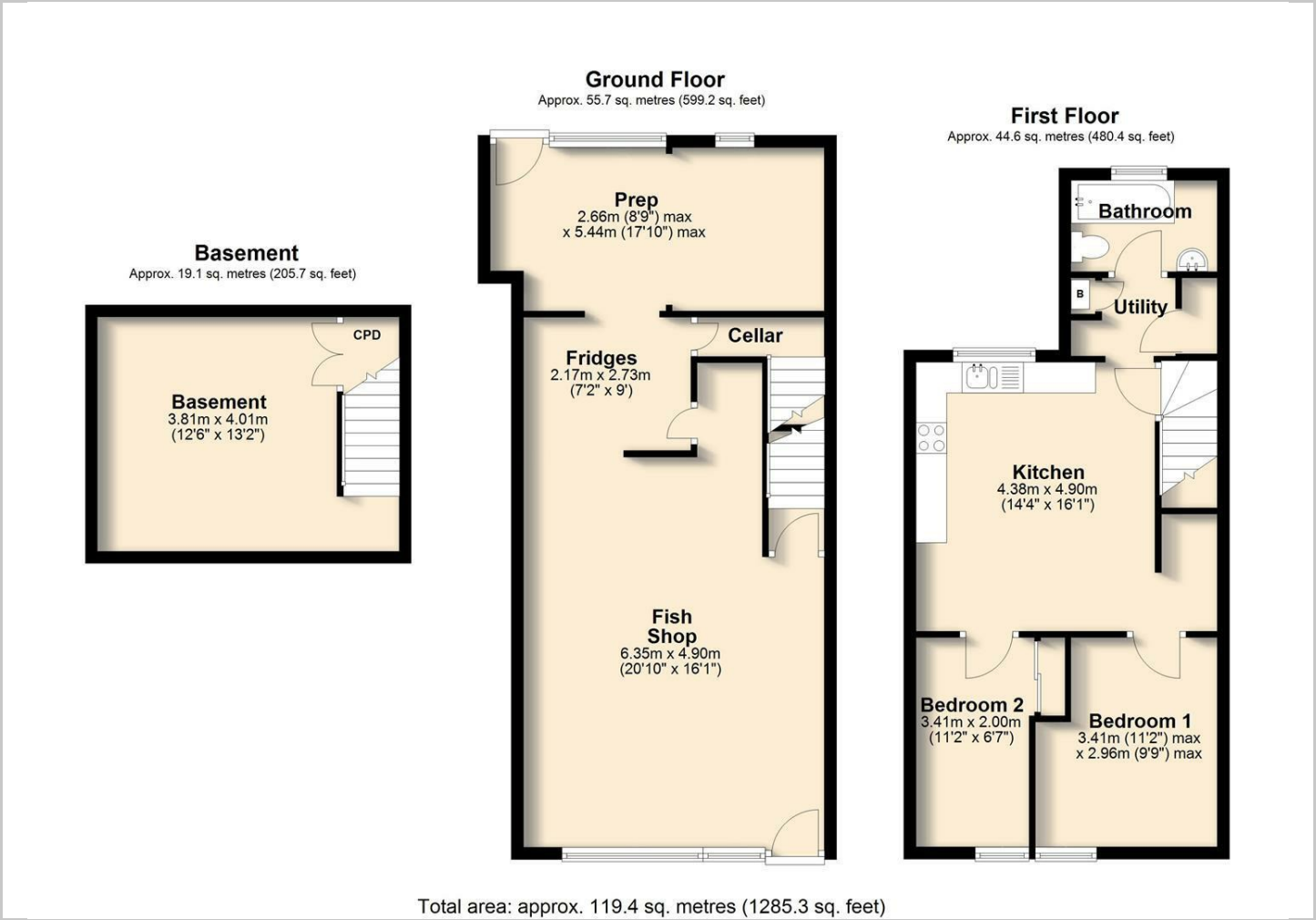


Directions





Floor Plans

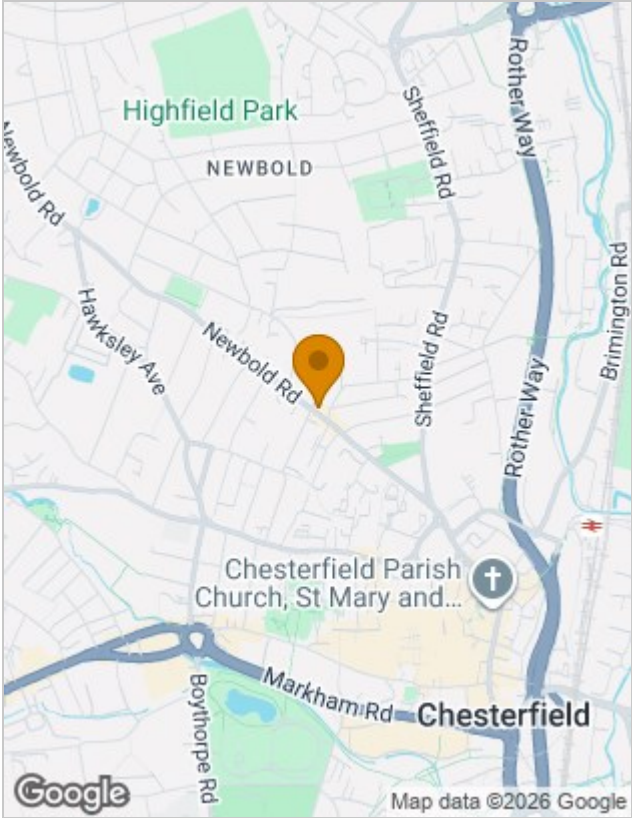


Viewing

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.

Location Map



Energy Performance Graph

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