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Littlemoor Service Station St. Johns Road, Chesterfield, S41 8PA
Offers In The Region Of £750,000



Littlemoor Service Station St. Johns Road

Chesterfield, S41 8PA

An outstanding opportunity to acquire a prominent freehold site of circa 0.56 acres with a range of buildings and yard space - currently circa 60% let – providing an exceptional investment opportunity.

	Area Sq.M	Area Sq.Ft	Status
Vets4Pets	152.9	1646	Let
Newbold MOT	88.2	949	Let
Unit 1	68.02	732	Let
Unit 2	68.16	734	Vacant
House/ Office	78.2	842	Vacant
Loft	58.19	626	Vacant
Rear Workshop	89.66	965	Vacant
Unit 3	55.4	596	Let
Unit 4	55.4	596	Let
Total	714.13	7687	



Littlemoor Service Station

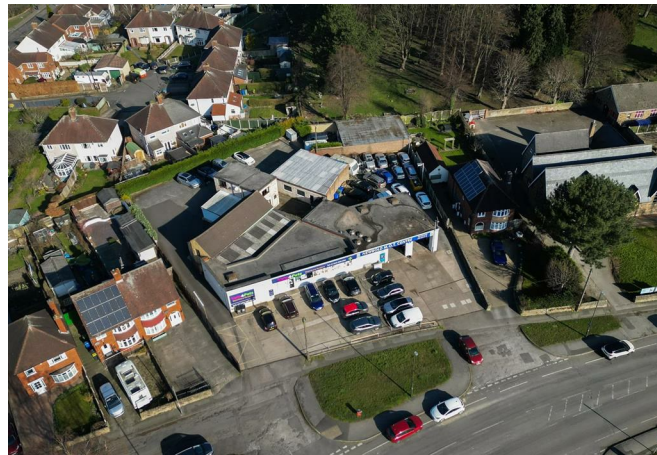
Littlemoor Service Station offers a rare and highly sought-after opportunity to acquire a freehold site of approximately 0.56 acres, featuring a mix of buildings and yard space, all situated in a highly prominent location.

Historically part owner-occupied, the site now comprises of around 40% vacancy, with the remaining 60% fully let, generating an annual income of £35,988 exclusive. The current rents have largely been in place for some time, with the more prominent units more recently reviewed, offering significant potential for rental growth to over double the current income. Additionally, the vacant space presents an excellent opportunity for either leasing or redevelopment.

This property also presents an ideal opportunity for an owner-occupier, offering the flexibility to occupy the required space while leasing out any surplus and retaining the existing tenants.

Accommodation

The accommodation is spread across nine elements, which could be maintained as separate areas, or joined to provide additional space as required.





Vets4Pets

Located at the front of the site, Vets4Pets acts as a prominent anchor tenant, having been in occupation for several years and recently renewing their commitment with a new 15-year lease. The premises are very well fitted to support a busy and well-respected veterinary practice, which has established a strong reputation within the local area.

Newbold MOT Centre

At the front of the site, Newbold MOT Centre is another established tenant with over 20 years of history at this location. This well-regarded MOT testing centre benefits from parking to the front, additional spaces to the rear, and a separate WC facility.

Unit 1

A well-proportioned storage unit to the rear of Vets4Pets that is currently let, with roller shutter access. Considered suitable for continued storage use, or a wide range of alternative uses (some of which may require an application for change of use).

Unit 2

A well proportioned 'garage' unit that has previously been owner occupied, and is now currently vacant. Canopy to the frontage providing covered access, considered suitable for a variety of purposes, and could be occupied together with the 'house' if required. Potential rental envisaged in the region of £7,800 per annum exclusive.

House

A three bedroom house comprising of a kitchen, WC and living room to the first floor, and three bedrooms, the master having an en-suite shower room (being the only bathing facility). The house was previously owner occupied, and is now vacant. This space could also be reconfigured as office space if required, and connected with the adjoining garage Unit 2, and Loft above. Potential rental envisaged in the region of £8,400 per annum exclusive.

Loft

Extending above Units 1 and 2, and accessed to the rear of the house, the loft space has hitherto been owner occupied and is now vacant. This could be occupied together with the house if desired with minimal works required to join the two. Potential rental envisaged in the region of £3,600 per annum exclusive.

Rear Workshop

Formerly an MOT testing facility, the rear workshop is a detached single story building that has been effectively owner occupied, and is therefore vacant and ready for occupation or to be let. Potential rental envisaged in the region of £9,900 per annum exclusive.

Units 3 & 4

Units 3 & 4 consist of a single-storey building located at the rear of the site, divided into two separate units. The property offers significant potential for future development, with the opportunity to add an additional storey, subject to the necessary consents and permissions being obtained.

Unit 3

Let as a storage facility, and considered suitable for other similar uses which may be subject to an application for change of use.

Unit 4

Previously let as a storage facility but now vacant, and considered suitable for other similar uses which may be subject to an application for change of use. Potential rental envisaged in the region of £6,000 per annum exclusive.

Yard Space

There is ample space for circulation, parking and access to the various units, and opportunity to extend, reconfigure or redevelop subject to requirements and obtaining the necessary consents and permissions.

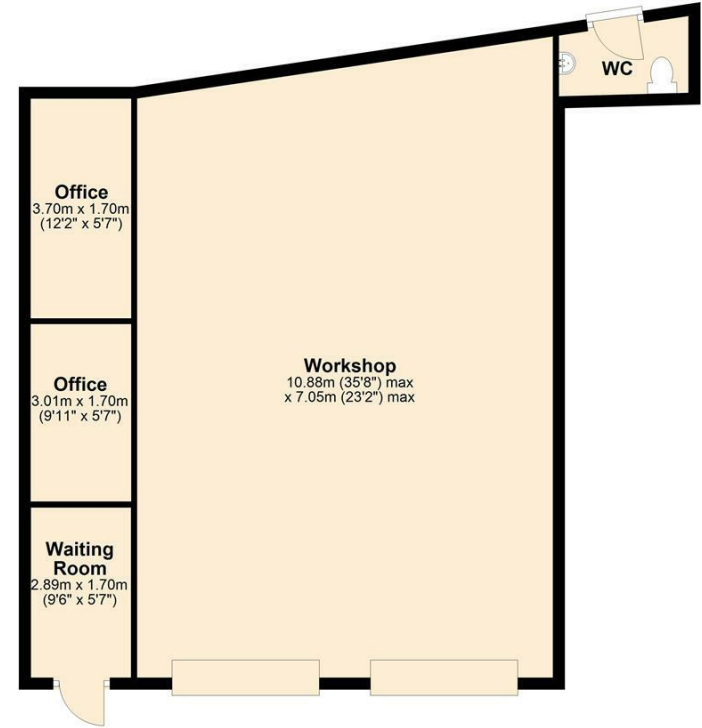


Floor Plans

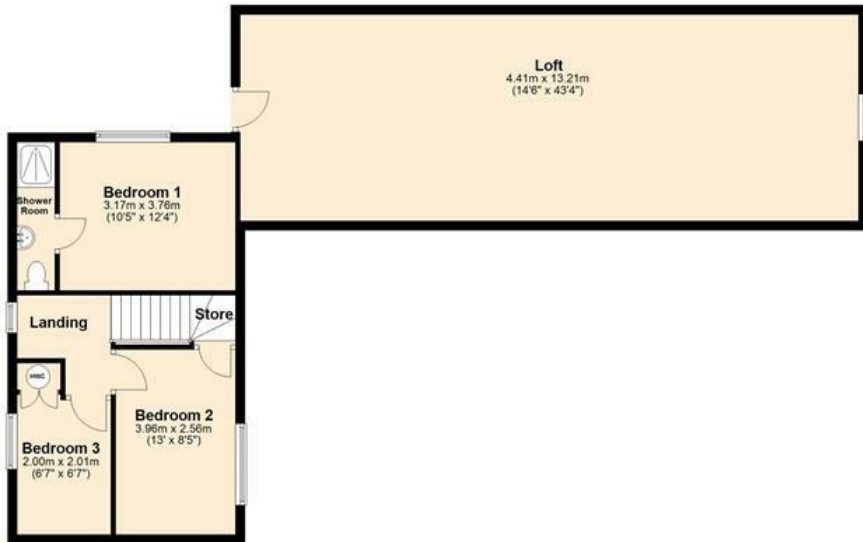
Ground Floor



Ground Floor



First Floor



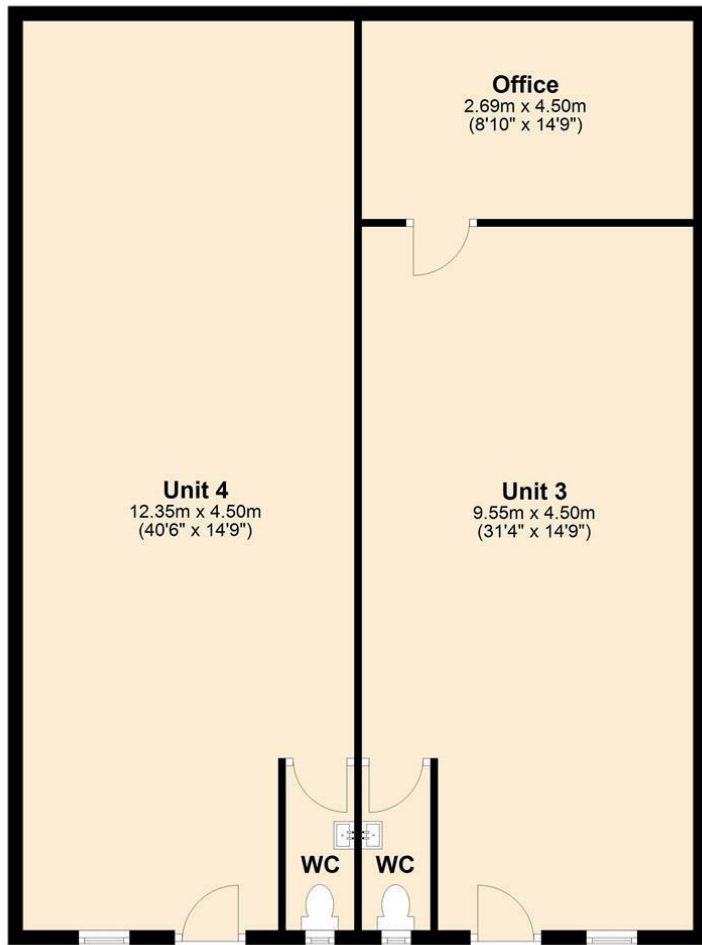
Rear Workshop, Littlemoor Service Station, Chesterfield



Unit 1, 2 And House, Littlemoor Service Station, Chesterfield

Floor Plans

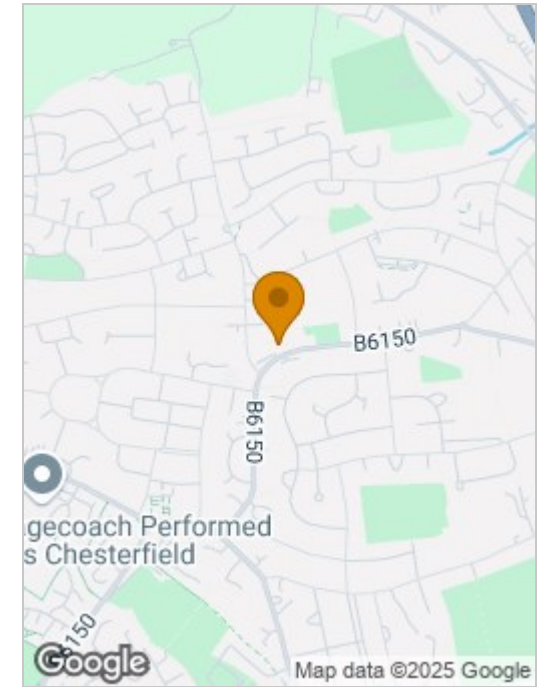
Ground Floor



Units 3 And 4, Littlemoor Service Station, Chesterfield



Location Map



Energy Performance Graph

<p>Vets 4 Pets Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating E</p> <p>Valid until: 14 November 2034 Certificate number: 9048-7320-2980-7648-4328</p> <p>Property type: Non-residential Institutions: Primary Health Care Building Total floor area: 180 square metres</p>	<p>Newbold MOT Centre Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating D</p> <p>Valid until: 14 November 2034 Certificate number: 1677-0476-8679-7130-4292</p> <p>Property type: Offices and Workshop Businesses Total floor area: 89 square metres</p>	<p>Unit 1 Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating E</p> <p>Valid until: 14 November 2034 Certificate number: 6437-3267-4864-4800-5795</p> <p>Property type: General Industrial and Special Industrial Groups Total floor area: 65 square metres</p>	<p>Unit 2 Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating F</p> <p>Valid until: 14 November 2034 Certificate number: 4664-3712-7427-8198-7078</p> <p>Property type: General Industrial and Special Industrial Groups Total floor area: 95 square metres</p>
<p>Unit 3 Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating E</p> <p>Valid until: 14 November 2034 Certificate number: 6793-5964-3083-9188-5169</p> <p>Property type: General Industrial and Special Industrial Groups Total floor area: 58 square metres</p>	<p>House To Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating E</p> <p>Valid until: 16 January 2035 Certificate number: 8735-3829-6400-0023-5296</p> <p>Property type: Detached house Total floor area: 76 square metres</p>	<p>Unit 4 Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating D</p> <p>Valid until: 14 November 2034 Certificate number: 9697-6591-4415-9977-9657</p> <p>Property type: General Industrial and Special Industrial Groups Total floor area: 58 square metres</p>	<p>The Old MOT Centre Rear Of Littlemoor Service Station Littlemoor NEWBOLD S41 9QN</p> <p>Energy rating E</p> <p>Valid until: 14 November 2034 Certificate number: 1506-5484-2799-1422-3707</p> <p>Property type: General Industrial and Special Industrial Groups Total floor area: 95 square metres</p>

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.

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Tel: 01246 233121 Email: enquiries@bothams.co.uk

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.