limeliving | ESTATE AGENTS

57 Newbold Road, Chesterfield, S41 7PJ

Offers Around £165,000

- Mixed Commercial & Residential Sale
- Shop - currently Let
- Attractive Opportunity for Investors
- Prominent Location
- One Bedroom Flat Over

57 Newbold Road, Chesterfield S41 7PJ

A well positioned mixed-use investment opportunity located on Newbold Road, Chesterfield, offering a ground floor commercial unit with a self-contained one bedroom flat above.

The commercial premises comprise a prominent shop front, main retail area, rear store, WC and an additional store/kitchenette space. The unit is currently let at £500 per calendar month, with the existing tenant expressing a desire to remain, providing immediate income continuity.

The first-floor flat is accessed via its own entrance and includes; entrance hall, landing, spacious lounge/dining room, fitted kitchen, one double bedroom and a bathroom. The flat is currently vacant, but offers strong rental potential, with an estimated income of approximately £575–£600 per calendar month.

Externally, the property benefits from shared access and a shared rear yard.

This property presents an attractive opportunity for investors seeking a dual-income asset with a combination of established commercial tenancy and residential letting potential, offering a combined projected yield in a popular and accessible location.

1 2 0

Council Tax Band: A

Shop

Retail Area
22'11" x 13'1"

Store
11'9" x 8'9"

WC Room

Store/Kitchenette
14'4" x 10'4"

Flat above

Entrance Hall

Landing

Lounge
13'9" x 11'8"

Dining Room
13'6" x 9'6"

Kitchen
12'0" x 10'7"

Bedroom
14'6" x 10'5"

Bathroom
7'3" x 5'3"

Outside & Shared Area
The rear yard area and the flat is accessed from off Newbold Road and is serviced by a gated & shared pathway.
The maintenance of the pathway and yard is split with the owner of 55 & 55a Newbold Road

Details of the Lease & Tenancy
The shop is currently let on a lease until 24 Dec 2027
Deposit taken £500.00
The current tenant has expressed interest to continue operating post any sale.

The flat has just been vacated and is in a condition to be able to re let again if required.

AML
We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20
Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

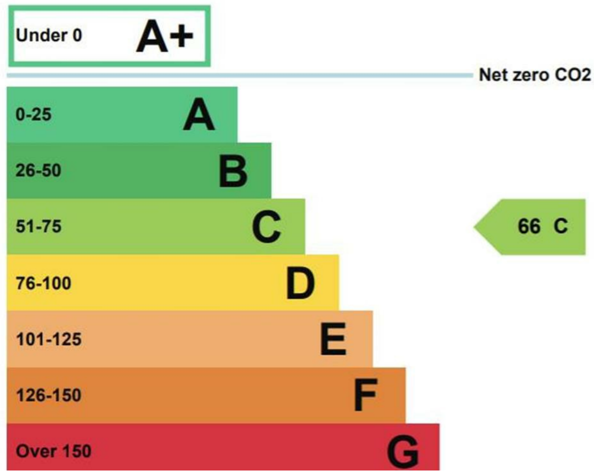
Services
We are informed:

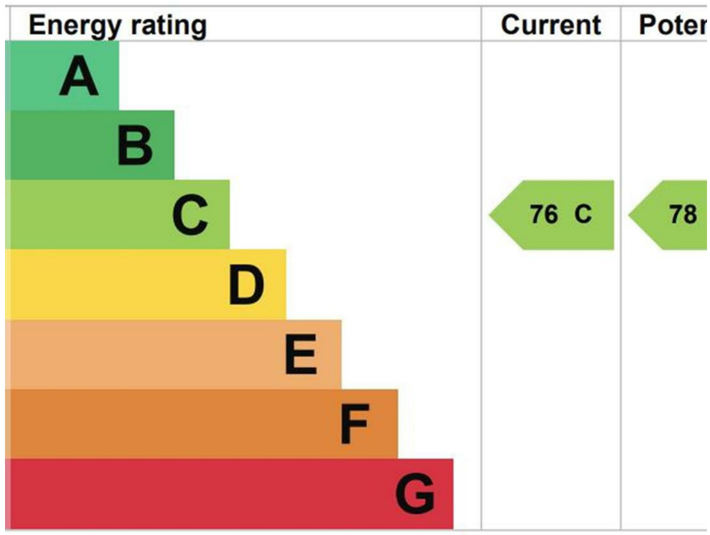
The Shop is electric mains only, with water and mains drainage connected.
The Flat is electric, with gas combi boiler, water and mains drainage connected.

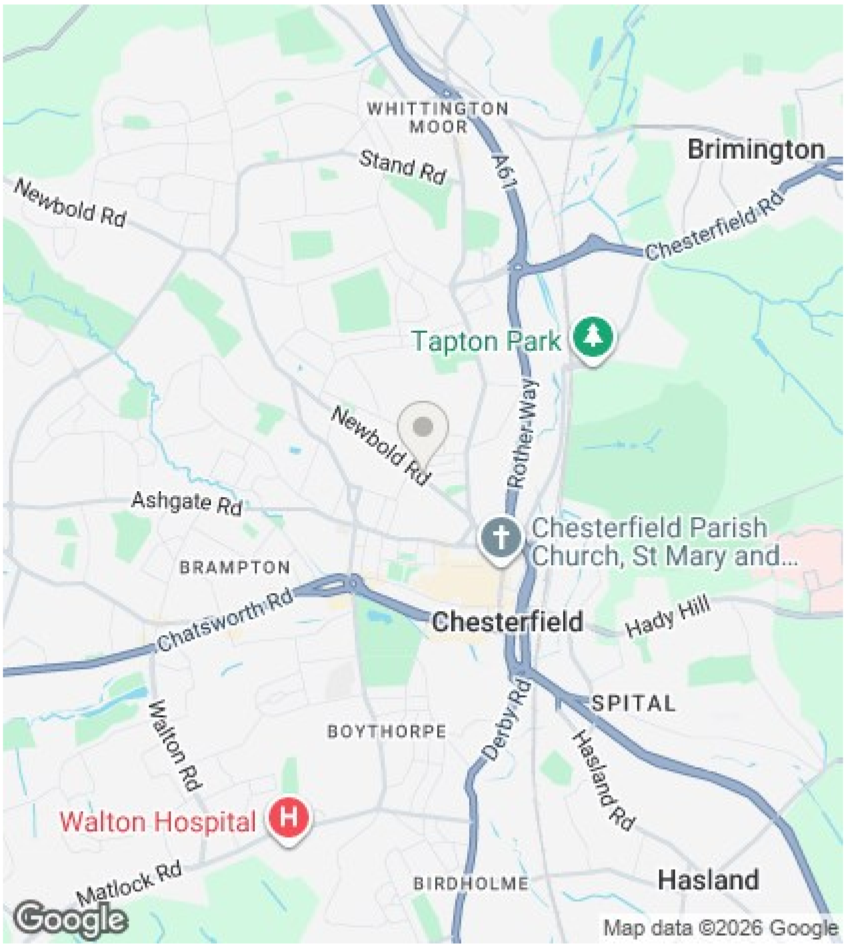
No services / supplies have been tested nor inspected by the agent and prospective buyers are advised to undertake their own investigations.

Energy rating and score

This property's energy rating is C.





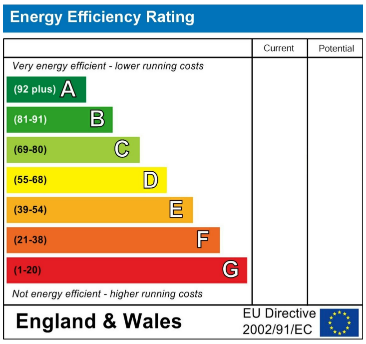


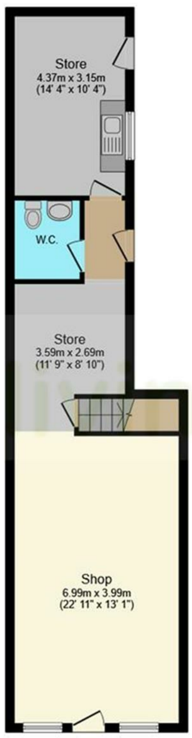
Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

EPC Rating:





Floor Plan

Total floor area: 56.5 sq.m. (608 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Unit 11, The Glass Yard Sheffield Road, Chesterfield, Derbyshire, S41 8JY
01246 275 559
enquiries@limeliving.co.uk
limeliving.co.uk