



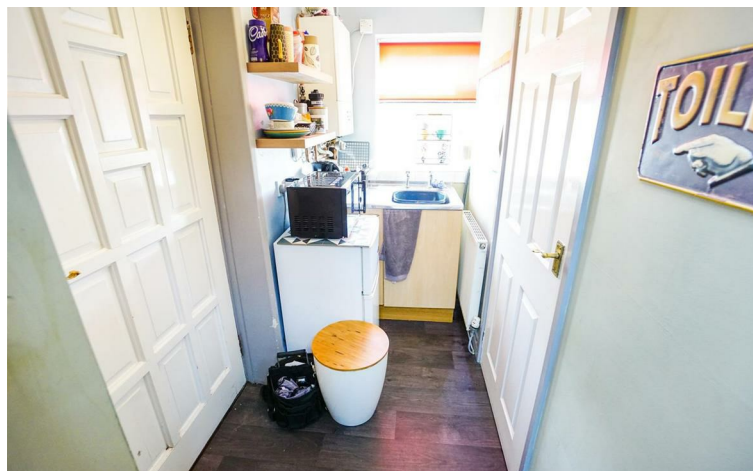
Barber Shop & Flat, 5 & 5a Mansfield Road, Hasland, Chesterfield,  
Derbyshire, S41 0JB  
Ground Floor Shop with Apartment Above £160,000

\* INVESTMENT OPPORTUNITY \* SHOP WITH ONE BEDROOMED APARTMENT ABOVE \* BOTH WITH EXISTING TENANCIES EARNING A TOTAL OF APPROX. £1,000 PCM \* HIGHLY REGARDED LOCATION ON BUSY HIGH STREET \* ADJACENT TO THRIVING BUSINESSES \* 7.5% YIELD

Occupying a prominent position within a small high street in the popular village of Hasland, this shop with apartment above is offered for sale with existing tenancies in place with a total income just shy of £1,000pcm.

The property itself is an attractive period building with accommodation over three floors and an enclosed garden and yard with outbuildings to the rear and connected to all main services with separate utilities to both areas.

Call Rachael for further information or to arrange a viewing 01246 232156



## 5 Mansfield Road - Commercial Premises

### GROUND FLOOR

#### SHOP/WAITING AREA

14'11" (into bay) x 13'4" (4.57m (into bay) x 4.07m)

With entrance door and attractive bay window to front elevation, door to cellar, opening out to rear.

#### REAR SALON

11'10" x 9'8" (3.63m x 2.96m)

An internal room with sink and access via sliding door through to:

#### Kitchen

8'1" x 3'11" (2.48m x 1.21m)

Having base cupboard unit with sink over, window to rear elevation, door to outside and further door to:

#### WC

With low flush w.c. and wash hand basin.

## 5a Mansfield Road - Apartment

### SIDE GATE

Accessed via timber gate through the side passage, the apartment is accessed from the rear of the property.

### GROUND FLOOR

#### Entrance Lobby

With entrance door leading to outside and stairs to first floor accommodation.

### FIRST FLOOR ACCOMMODATION

#### Landing

With stairs to second floor accommodation and doors leading to:

#### Lounge

15'0" x 10'11" (4.59m x 3.34m)

Having a front aspect with secondary glazed window, built-in storage cupboard and radiator.

#### Dining Room

13'11" x 11'11" (4.25m x 3.64m)

Accessed from the landing and having secondary glazed window to rear elevation and radiator.

#### Kitchen

10'6" x 8'0" (3.22m x 2.44m)

Having been fitted with wall and base cupboard units, window to rear, wall mounted gas central heating boiler and radiator.

#### Bathroom/WC

2.64m x 1.37m

Having been fitted with panelled bath, pedestal wash basin and low flush w.c.

### SECOND FLOOR ACCOMMODATION

#### Bedroom

17'5" x 12'8" (5.31m x 3.88m)

Positioned in the roof space and having ample head room, the bedroom has a velux window to the rear along with feature dormer window to front elevation.

#### Outside

An enclosed, predominantly lawned garden with outbuildings.

#### Existing Tenants

The shop is currently let at a rate of £551.73 per calendar month with the apartment above achieving £447 per calendar month.

#### EPC

5 has a rating of C/71

5a has a rating of D/67

#### Viewing Arrangements

For further information or to arrange a viewing, please contact the agent:

Rachael Grange 01246 232156 | rachael@wtparker.com

#### Services

We understand all mains services are connected to the Premises.

#### Tenure

The property is understood to be Freehold

#### Local Authority & Planning

All enquiries should be directed to:

Chesterfield Borough Council

Town Hall

Rose Hill

Chesterfield

S40 1LP

Tel: 01246 345345

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