



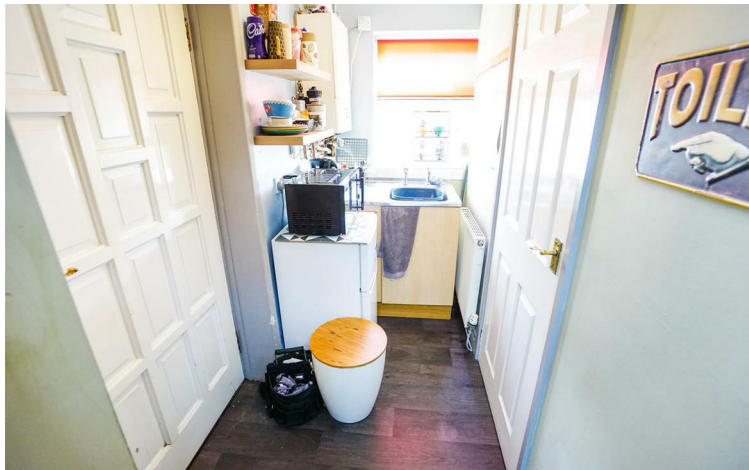
Barber Shop & Flat, 5 & 5a Mansfield Road, Hasland, S41 0JB
Ground Floor Shop with Apartment Above £149,950

* INVESTMENT OPPORTUNITY * SHOP WITH TWO BEDROOMED APARTMENT ABOVE * SHOP WITH EXISTING TENANCY * FLAT CURRENTLY BEING REFURBISHED * HIGHLY REGARDED LOCATION ON BUSY HIGH STREET * ADJACENT TO THRIVING BUSINESSES

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 an existing tenancy in the commercial space. The apartment is in the process of being refurbished and will be advertised to the open market in the region of £800pcm within the coming weeks.

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

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.

Bedroom Two

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

Having a front aspect with secondary glazed window, built-in storage cupboard 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 One

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 currently vacant.

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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