

Property Consultants



Crosthwaite  
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

Units 4 & 7 Bridge Business Centre, Beresford Way,  
Chesterfield S41 9FG



- Fully Let Office Investments
- Available As A Whole Or Separate Units
- Unit 4: 1,527 Sq ft & Unit 7: 2,202 Sq ft
- Let to an Established Covenant - Total Rent of £40,760 PA
- For Sale - £485,000 or £210,000/£275,000 Individually
- Ideal For Investors/SIPP

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## LOCATION

Bridge Business Centre is in a semi-rural location at the junction of Dunston Road with Sheepbridge Lane around 3 miles north of Chesterfield town centre, close to Dunston Technology Park and the Sheepbridge and Foxwood business areas.

The A61 Chesterfield Inner Relief Road and Dronfield Bypass to Sheffield are around half a mile to the east offering easy road links to all parts of Chesterfield, Sheffield and the national road network.

Nearby occupiers include NFU Mutual, Bolsterstone Group and CMP Legal.

## DESCRIPTION

The properties comprise of two hybrid business units located on Bridge Business Centre.

Both premises are two storey and consist of office accommodation over the ground and first floor with a kitchen on the ground floor and WC on each level. Both units have been fitted out a good specification and benefit from air conditioning, LED lighting and suspended ceilings.

There are several car parking spaces demised to each unit.

## ACCOMMODATION (Approx internal areas)

Unit 4	1,527 sq ft	141.9 sq m
Unit 7	2,202 sq ft	204.6 sq m
<b>Total</b>	<b>3,729 sq ft</b>	<b>346.5 sq m</b>



## TENANCIES

Both units are let on separate Full Repairing and Insuring leases to C K Associates Limited from December 2021 on a 10 year lease pa. There are 5 year tenant only breaks and rent reviews.

Unit 4 is let at a rent of £20,000 pa and Unit 7 £20,760 pa. **The total rental income equates to £40,760 pa.**

## PRICE

We are quoting **£485,000** for the Freehold Interest of both properties which equates to a Net Initial yield of 8%. Alternatively, the Units are separately available for **£210,000 & £275,000**. VAT will be payable on Unit 4.

## TENURE

The properties are held under separate Freehold titles.

## COVENANT STRENGTH

C K Associates Limited Co. No. 02611749 has been established since 1991. The 2022 accounts show total current assets of £6m and a net worth of £2m.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## RATING

The properties are rated as Offices and Premises with a 2023 Rateable Value of:

**Unit 4 - £15,000**

**Unit 7 - £16,750**

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, parties will be required to provide ID.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

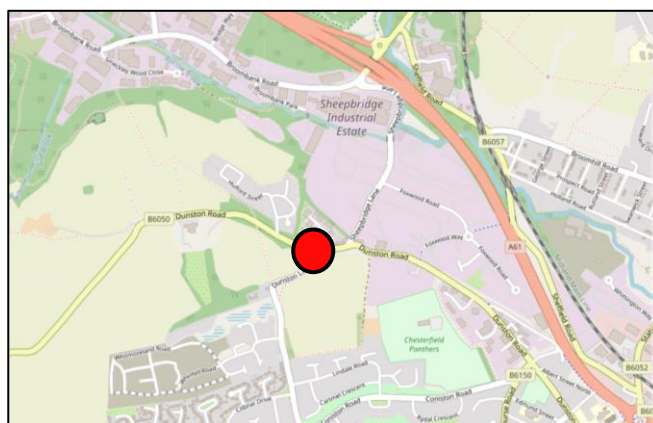
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

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**07738 275 226**



**SUBJECT TO CONTRACT AND AVAILABILITY September 2024**