

Property Consultants



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

# For Sale

**Unit 1 Piccadilly Heights, Wain Avenue, Chesterfield S41 0GF**



- **Ground Floor Office Premises For Sale**
- **Great Location Providing Easy Access to the M1 Motorway & Chesterfield Trian Station**
- **Ideal for Owner Occupiers**
- **1,062 sq ft (98.7 sq m)**
- **Long Leasehold - Quoting £200,000**

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## LOCATION

Piccadilly Heights located at the junction of Hady Hill and Piccadilly Road, around 0.8 miles east of Chesterfield town centre.

The A61 which leads to the Dronfield Bypass to Sheffield is around half a mile to the west, offering easy road links to all parts of Chesterfield, Sheffield and the national road network. Chesterfield train station is a short 10-minute walk from the premises.

The surrounding area is home to a wide range of users, including office occupiers, national leisure users, retail users and residential properties.

## DESCRIPTION

The property comprises of a ground floor office unit, situated below residential apartment block. Internally, there is open plan office accommodation, a partitioned meeting room, Kitchen and WC. The unit benefits from air conditioning.

Externally there is demised garden to the front, along with car parking for 5-7 vehicles to the rear.

## ACCOMMODATION

(All net areas are approximate)

**Total** **1,062 sq ft** **98.7 sq m**



## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of 39 – B. Certificate available on request.

## RATING

The 2023 rating assessment is: -

Offices & Premises R.V. £12,250

## SALE

Offers in the region of **£200,000** are invited for the Long Leasehold.

## TENURE

The Long Leasehold of the property is available for purchase. We understand the property is held leasehold on a 999 year lease from the 1<sup>st</sup> of January 2005 with a ground rent of £500 per annum.

## VAT

If applicable VAT will be payable at the prevailing rate.

## LEGAL COSTS

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

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

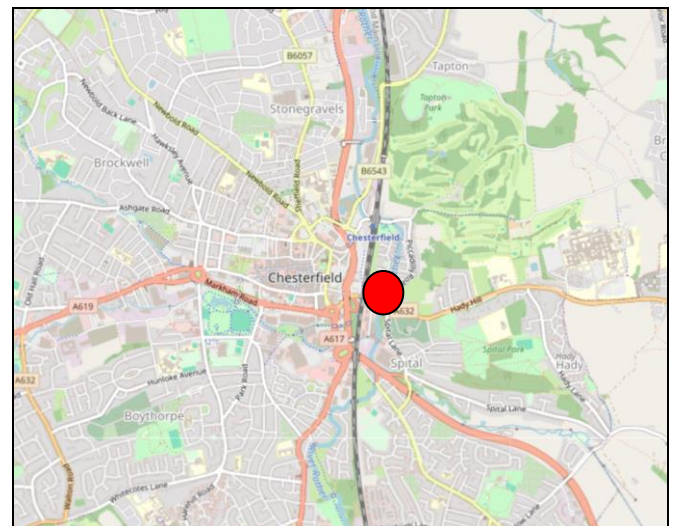
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SUBJECT TO CONTRACT AND AVAILABILITY February 2025