



Apartments 1-8  
Chapel Mews  
Wellington Street  
New Whittington  
Chesterfield  
S43 2BG

GUIDE PRICE  
**£875,000**

## INCOME PRODUCING INVESTMENT OPPORTUNITY

# FOR SALE

**562 sq m (6,007 ft sq)**

Approximate Gross Internal Floor Area

### FEATURES INCLUDE....

8 TENANTED RESIDENTIAL UNITS | TOTAL ANNUAL INCOME OF £42,600 PER ANNUM

#### Location

The subject property is situated to the west side of Wellington Street, a typical Victorian terraced road within New Whittington.

Wellington Street has links with the B6052, High Street to the north, which does provide access to the A61 to the south west located approximately 2 miles distance. The A61 provides direct access to Chesterfield located approximately 5 miles distance to the south of the subject property.

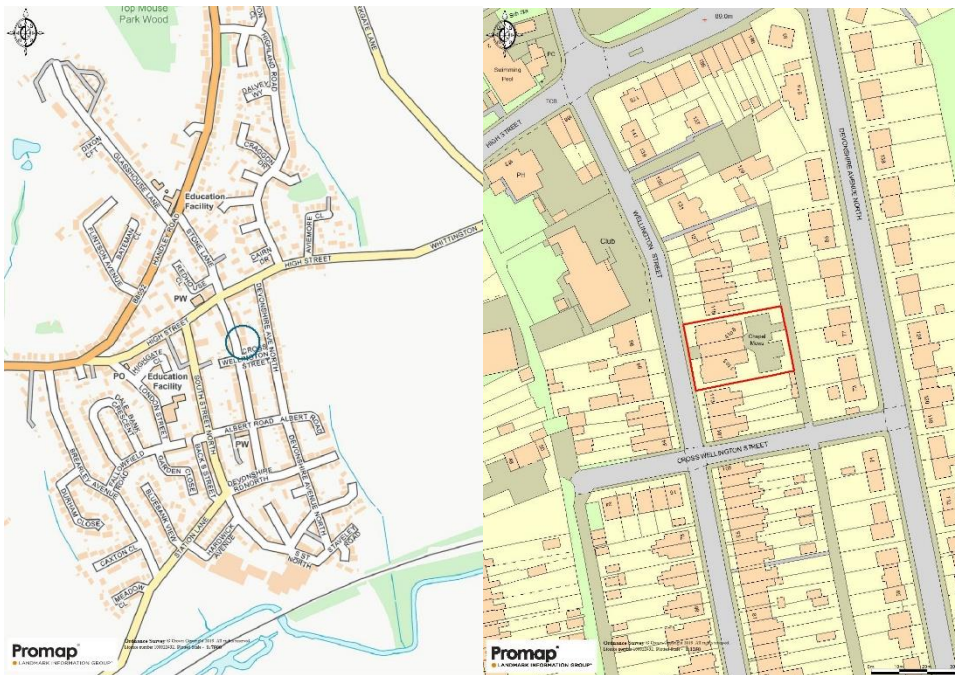
Links are available with Junction 30 of the M1 Motorway located approximately 5 miles due east of the subject property.

#### Description

The subject property comprises a total of 8 residential apartments, all benefitting from 2 bedroom accommodation.

All properties are heated by way of electric wall mounted heaters and domestic hot water is supplied by an electric pressurised hot water system.

There is a communal car park accessed directly off Wellington Street beneath a central archway providing access to the rear elevation where a single allocated car parking space is available for each individual apartment



Plan View

Map View

Accommodation

TOTAL

562 m<sup>2</sup>  
6,007 ft<sup>2</sup>

Approximate Gross Internal Floor Area

### Council Tax

All 8 units in Chapel Mews are in Council Tax Band B  
£1,384.91 per annum

### Guide Price

£875,000  
(Eight Hundred and Seventy Five Thousand Pounds)

### Terms

The premises are available for sale Freehold with the benefit of the existing Assured Shorthold Tenancies.

### Existing Tenancies

The premises are let by way of 8 separate ASTs ranging from £400 - £475 pcm which therefore provides a total annual income of £42,600 per annum.

A full schedule of the existing tenancies is available on request.

### VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

### Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction

### Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

### Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

### Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.