

TO LET



**SWIFT HOUSE, 16 HIGH STREET, STAVELEY,
CHESTERFIELD, DERBYSHIRE, S43 3UX**

- FOR SALE / TO LET TOWN CENTRE OFFICES
- TOTAL NIA OF 721 SQ FT
- FROM £9,600 PAX (£800 PER MONTH)
- SALE OFFERS IN THE REGION OF £90,000

Location

Swift House is situated in the heart of Staveley town centre to the rear of 16 High Street, let to Bernardo's and William Hill. The property is ideally located within the High Street car park which is free to use and offers great additional parking to the property.

The property is a short walk from The Healthy Living Centre and all local amenities as well as being just 3 miles from junction 30 of the M1 and 2 miles from junction 29A while being 3.5 miles from Chesterfield town centre.

Description

The property provides good quality, flexible office/business space over two floors. There are three good sized rooms, with w/c and modern kitchenette facilities.

The property benefits from modern fixtures throughout including electric storage heaters, LED lighting, broadband connections and UPVC double glazing throughout. Two parking spaces come with the property, more are provided by the free council car park.

We consider the property suitable for various business uses.

Accommodation

The property extends to a NIA of 721 Sq Ft. Plans are available upon request.

Asking Rent

The asking rent is £9,600 per annum exclusive (£800 per month)

The property is available on new FRI lease terms to be agreed however a minimum of three years is envisaged.

Guide Price

Offers in the region of £90,000

Business Rates

£5,100 Rateable Value.

EPC

To be confirmed.

Services

Mains water and electricity are connected. The property is heated via electric heating.

Anti Money Laundering

Purchasers & Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

There is no VAT.

Viewings

By appointment with the agents below:

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