



Peak Gateway

Baslow Road, Eastmoor, Chesterfield, S42 7DA

**Guide price £800,000 freehold
investment**

1,022 to 7,022 sq ft
(94.95 to 652.37 sq m)

- Income producing £53,000 per annum
- Idyllic Peak district location
- 2 units are let, one is vacant
- Finance available / good pension investment
- Ample on site parking

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Summary

Available Size	1,022 to 7,022 sq ft
Price	Offers in the region of £800,000
Business Rates	Each tenant is responsible for rates payable
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

Circa 7022 sq. ft of space across 3 buildings.

Workshop - A new lease from 2023 - passing rent £18,000

Offices - Established lease in place - architectural business - passing rent - £10,000

2 storey offices - ERV £25k

Location

Peak Gateway Business park is located on the main A619 being the Chesterfield to Bakewell Road (the main road to Chatsworth Country House). The town of Chesterfield is located 5.5 miles to the East, with the M1 Chesterfield Junction being 10 miles East. Sheffield is 15 miles North via the A621. Eastmoor is on the edge of the Peak district national park and is on the main road deemed the Gateway to the Peak district.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Workshop	2,600	241.55	Available
Building - Self contained unit	1,022	94.95	Available
Building - 2 storey office building	3,400	315.87	Available
Total	7,022	652.37	



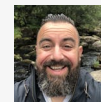
Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Finance

Finance may be available through Independent Financial Brokers and P & F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

Viewing & Further Information



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