

## Units 1-6 Moorland View Road & Breckland Road Chesterfield, Derbyshire, S40 3DD

lot 29

### Freehold Neighbourhood Retail Parade Investment

- Predominantly let to T&S Stores Ltd t/a One Stop
- Well situated in the centre of a residential housing development
- Comprises six retail units with designated

- car parking
- Approximate site area of 0.53 hectares (1.305 acres)
- Future redevelopment potential (subject to consents)

Rent  
£57,510 per  
annum  
exclusive.



On behalf of  
Receivers

**CBRE**

### Location

Miles: 2 miles south-west of Chesterfield  
15 miles south of Sheffield  
30 miles north of Derby  
46 miles south-west of Manchester

Roads: A632, A619  
Rail: Chesterfield  
Air: Doncaster Sheffield Airport

### Situation

The property is situated to the south-west of Chesterfield town centre in a predominately residential area. The property serves the surrounding residential development and is accessed at the junction of Breckland Road and Moorland View Road.

### Description

The property comprises a modern 6 unit retail parade (Units 1-3 have been let as one unit) with designated car parking to the front of the units and a loading area to the rear.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Units 1-3	Ground	Retail/Ancillary	273.30 sq m (2,942 sq ft)	<b>T&amp;S STORES LIMITED (t/a One Stop)</b>	20 years from 04/02/1998	£42,500	03/02/2018
Unit 4	Ground	Retail/Ancillary	53.70 sq m (578 sq ft)	<b>INDIVIDUAL t/a Hairdressers</b>	10 years from 25/03/2007	£7,650	24/03/2017
Unit 5	Ground	Retail/Ancillary	53.70 sq m (578 sq ft)	<b>INDIVIDUAL t/a Post Office</b>	20 years from 19/12/1997	£7,360	18/12/2017
Unit 6	Ground	Retail/Ancillary	57.10 sq m (615 sq ft)	<b>VACANT</b>			
<b>Totals</b>			<b>437.80 sq m (4,713 sq ft)</b>			<b>£57,510</b>	

(1) T&S Stores Limited is ultimately owned by Tesco Plc and for the year ending 28th February 2015, T&S Stores Limited reported a total net worth of £573,589,000 (Source: Experian Group 20/04/2016).

### For further details please contact:

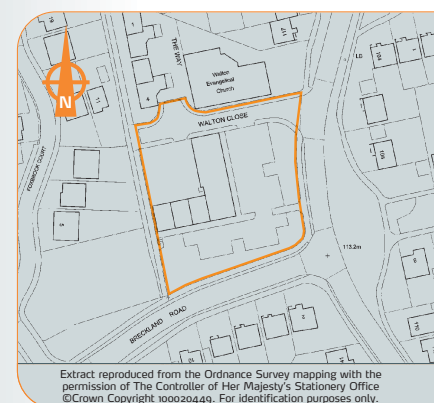
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### Buyer's Legal Report Service:

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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