

# TOWN CENTRE COMMERCIAL PREMISES

## TO LET / MAY SELL.

SWIFT HOUSE •  
16 HIGH STREET • STAVELEY •  
S43 3UX •



- Ground & First Floor Space – Office / Retail
- Total NIA of 721 Sq Ft
- Suit Various Uses STPP

- £750 PCM (£9,000 PAX)
- Next to a Public Car Park
- Town Centre Location

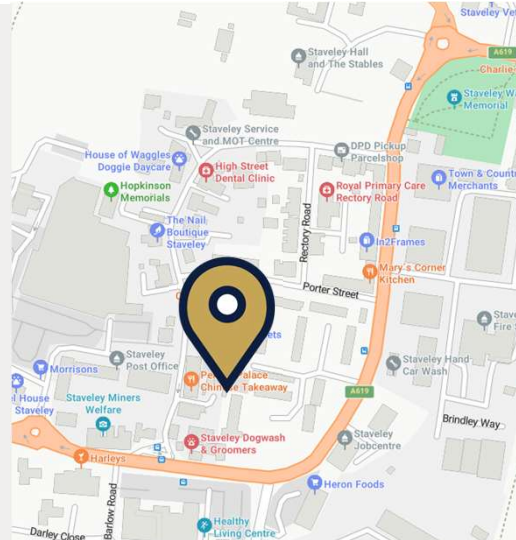




## LOCATION

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.



SAT NAV: S43 3UX



PUBLIC.WING.SAFETY

## DESCRIPTION

The property provides good quality, flexible office/business space over two floors. We consider the property suitable for various business uses.

- 3 three good sized rooms,
- W/C & modern kitchenette
- Redecorated throughout
- Broadband connections
- Two parking spaces plus more parking via large public car park

## ACCOMMODATION

The property extends to a NIA of 721 Sq Ft.

Plans are available upon request.



## RENT / TERMS

Asking rent: £9,000 per annum exclusive on terms to be agreed however minimum term of 2 years is preferred.

## GUIDE PRICE

Offers in the region of £90,000

## SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

## BUSINESS RATES

Rateable Value: £5,100

This is the rateable value for the property. It is not what its payable in business rates or rent.

## EPC

Rating: D (99)

## AML

Tenants will have to supply information to comply with AML Regulations.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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