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rightmove



# FOR SALE

## RESIDENTIAL & OFFICE INVESTMENT



## VIRTUAL FREEHOLD INVESTMENT

HEANOR – 13 MARKET PLACE, HEANOR, DERBYSHIRE, DE75 7AA

PRICE – OFFERS OVER £70,000

**YIELD 10%**

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT  
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## HEANOR – 13 MARKET PLACE, HEANOR, DERBYSHIRE, DE75 7AA

### DESCRIPTION

The property comprises first floor flat and second floor office premises and provides the following accommodation and dimensions:

Residential Flat: 2 Rooms, Kitchen, Bathroom/WC 84 sq m (904 sq ft) Office Premises: 1 Room, WC 14 sq m (150 sq ft)

The property benefits from gas central heating.

Nearby occupiers include Boots pharmacy, cost cutter, Londis and Papa Johns Pizza, amongst others.

### TENANCY

The first floor flat is at currently tenanted with £5,700 PA.

The second floor office is at present let to an Individual for a term of 18 Months from 1st November 2022 at a current rent of £1,200 PA

Heanor is a busy market town situated approximately 10 miles north-west of Nottingham and 9 miles north-east of Derby.

Junctions 26/27 of the M1 are some 4 miles to the south-east and north-east respectively.

### TENURE

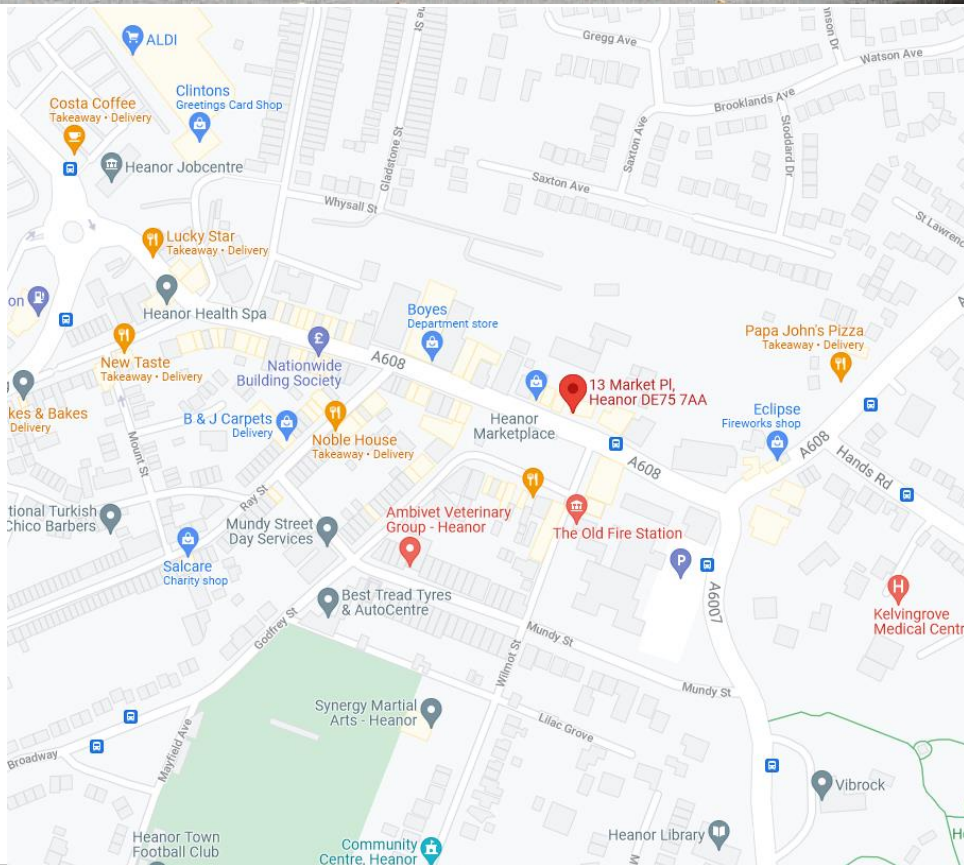
Leasehold. To be held on a new 999 Year Lease from completion at a ground rent of peppercorn.

### VAT

Not applicable

### VIEWING

**Strictly by appointment only.**



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