



Detached Freehold Office Investment 7,304 Sq Ft (678.54 Sq M)

- Central location close to train station
- Fully refurbished office suites
- Fully income producing

Detached Freehold Office Investment

7,304 Sq Ft (678.54 Sq M)

Location

Hayfield House is located on Durrant Street, immediately off the Saltergate/Holywell roundabout.

This location is very well location, being within close proximity to the train station, as well as walking distance from the main retail area of the town centre. It is also very easily accessed via car and public transport.

Description

Hayfield House is a modern, detached office located on Durrant Street, immediately off the Saltergate/Holywell roundabout.

The property also has the benefit of a substantial private car parking area.

The property is mult-let to a mix of Tenants, providing an excellent investment opportunity for any private investor, owner occupier or Prop Co.

Tenancy information available upon request.

Accommodation

DESCRIPTION	SQ FT	SQ M
GF	2,547	236.62
1F A	1,348	125.23
1F B	1,199	111.39
2F	2,210	205.31
TOTAL	7,304 SQ FT	678.54 SQ M

Terms

The Freehold Interest is available at a quoting purchase price of £675,000 + VAT, with the benefit of the income from the existing Tenants.

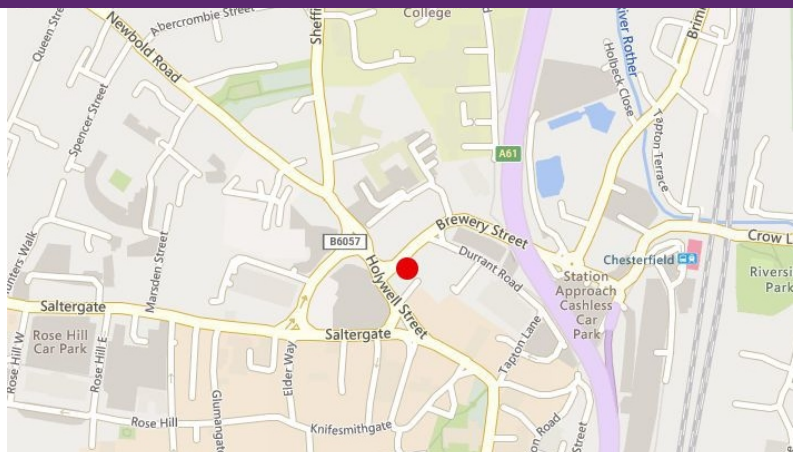
The property has a current passing rent of £72,500 (after allowing for Landlord's top up of incentives), with an ERV of £88,750 upon letting of the vacant suite.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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