



CHESTERFIELD - 8/10 BURLINGTON STREET

Prominent Retail Investment Let to Greggs Plc

AREAS

Internal width	55'11"
Widening to	62'4"
After a depth of	22'1"
Shop depth	39'7"
Ground floor sales	2,098 sq ft
ITZA	1,566 units
Ground floor store	97 sq ft
First floor store	1,994 sq ft

TENANCY

A new 10 year full repairing and insuring lease to Greggs Plc from 20 April 2017, subject to an upward only rent review in 5th year at a current rental of **£57,500** (fifty seven thousand five hundred pounds) p.a.x. The lease contained a tenant only option to break in 5th year.

TENURE

Freehold, subject to the tenancy listed above.

VAT

The property was registered for VAT purposes and the transaction was treated as a TOGC.