

# Elder Way Chesterfield S40 1UR



## Long Leasehold for Sale or To Let

### LOCATION

The premises are located at the edge of the town centre and with the town centre bus stops immediately outside. Adjacent to the property is the new state of the art, 530 space Salter Gate multistorey car park and opposite is the Holywell surface car park which will form part of the £19.9m Northern Gateway Project.

Directly opposite, is the Elder Way redevelopment of the former Co-operative Department store which is being redeveloped to become a major retail and leisure destination with a 96 bed Premier Inn on the top floor.

Chesterfield has a population of 104,000, provides more than 48,000 jobs and has over 20,000 commuters each day. It is under 2 hours by train from London and is just 12 miles south of Sheffield.

Chesterfield has a low retail vacancy rate as opposed to the national average.

### ACCOMMODATION

The premises consist of a retail outlet on the ground floor with 2 upper floors of vacant offices above.

The accommodation itself is:-

<b>Ground floor</b>	<b>12,230 sq ft</b>	<b>1,136 m<sup>2</sup></b>
<b>First floor</b>	<b>12,135 sq ft</b>	<b>1,127 m<sup>2</sup></b>
<b>Second floor</b>	<b>4,815 sq ft</b>	<b>45 m<sup>2</sup></b>

### TERM

The premises are held by way of a long leasehold interest at nil rent until 2106 (86 years unexpired). The property is available either by way of an assignment of the long leasehold interest or by way of a short term lease on terms to be agreed.

The premises can be let as a whole, or alternatively, split according to individual tenant requirements.

### PLANNING

The premises have the benefit of an Open A1 Planning Consent.

### REDEVELOPMENT

Subject to planning this may be suitable for a residential conversion on the upper floors



### PRICE / RENT

On application.

### RATING

Rateable Value	£ 96,500
Rates Payable 2019/2020	£ 49,408 pa

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries

### TIMING & VIEWING

Immediate, and strictly by appointment, Please contact;

David Reece 0121 459 4200 / 07747 100705

[david@rothsayproperties.com](mailto:david@rothsayproperties.com)

**All transactions stated are exclusive of VAT**

### SUBJECT TO CONTRACT

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**Elder Way  
Chesterfield  
S401UR**

New Saltergate Car Park

New Elder Way Redevelopment

Property



Town Centre

