

27 Market Place | Chesterfield | S40 1PJ

Prime position vacant former bank available For Sale or To Let

Suitable for redevelopment (STP)

463.6m²
(4,990ft²)

- Prime position in Chesterfield town centre
- Prominent frontage onto Chesterfield's Market Square
- Potentially for conversion of the upper floors to residential or others uses (STP)
- Available for sale freehold or to let
- Occupiers in the vicinity include Santander, Boots, McDonalds and Clarks
- Freehold: £400,000 / Rent: £40,000 per annum



FOR SALE/TO LET



Location



Gallery



Contact



Location

Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000.

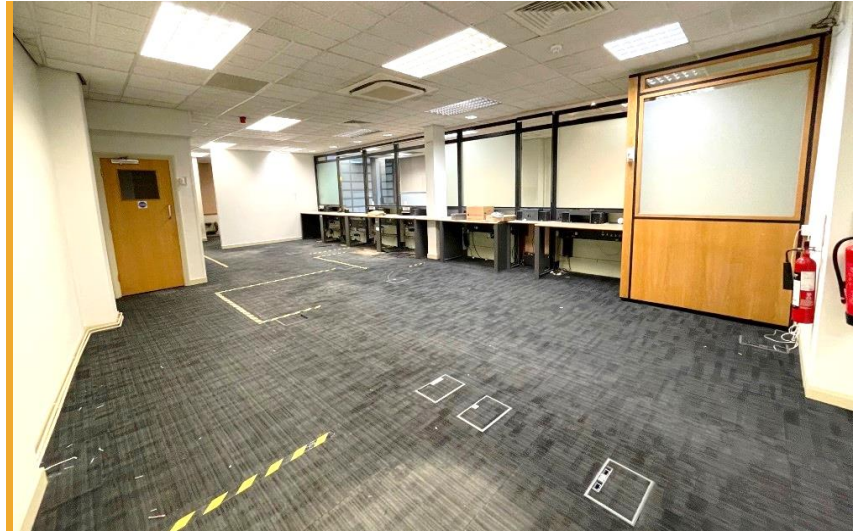
The subject property fronts the busy and popular Market Square (with markets every Monday, Thursday, Friday and Saturday) which is a fully pedestrianised location with strong footfall. The immediate locality is occupied by national multiple retailers including Boots, Santander, Primark and McDonalds.

Accommodation

The subject property is arranged over ground, first and second floors (with a small basement) and has the following approximate areas:

Description	m ²	ft ²
Basement	77.8	837
Ground Floor	180.1	1,938
First Floor	161.8	1,742
Second Floor	43.9	473
Total	463.6	4,990

(These measurements are given for information purposes only)





Freehold

The freehold is available at a quoting price of:-

£400,000

There is potential for conversion of the upper floors to alternative uses whilst retaining a ground floor retail/leisure premises (subject to planning permission).

Lease

The property is also available to lease by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of:-

£40,000 per annum

A lease of the ground floor only would also be considered.

Planning

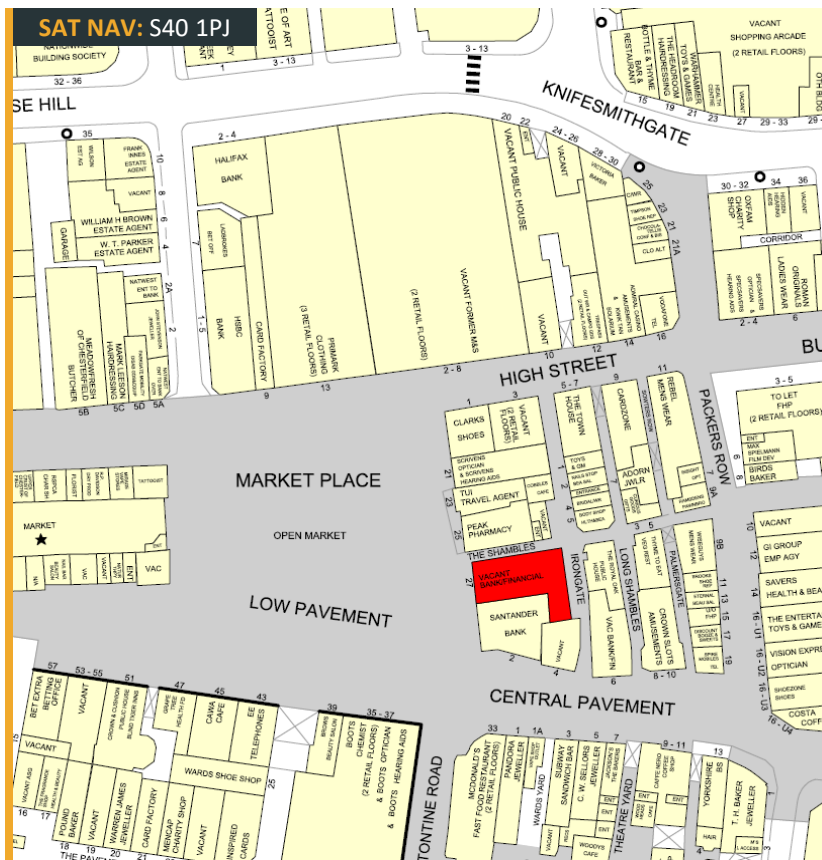
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £56,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £10,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is not applicable.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred in connection with this transaction.

Further Information

For further information or to arrange a viewing
please call or click on the emails or website below:-

Oliver Marshall

07887 787 885

oliver@fhp.co.uk

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

or contact our joint agent, Jenkins Law:-

Paul Jenkins

0207 440 1840

paul@jenkinslaw.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

20/09/2023