

318 Chatsworth Road | Chesterfield | S40 2BY

## New roadside retail development fronting Chatsworth Road

Pre-let to Starbucks Drive-thru

82m<sup>2</sup> – 417m<sup>2</sup>  
(883ft<sup>2</sup> – 4,489ft<sup>2</sup>)

- New-build roadside development fronting Chatsworth Road with circa 13,000 traffic movements per day
- Pre-let to Starbucks Drive-thru
- On-site parking with 6 EV Charging points
- Ability to combine the retail units and public house
- Available from March 2027
- Rent on application
- Use class E, close to Chesterfield Town Centre. Nearby operators include **Morrisons**, **Greggs**, **Lidl**, **Matalan**, **Smyths Toys** and various local **restaurants**, **cafes** and **pubs**.



TO LET



Location



Gallery



Contact



## Location

Chesterfield is a well-established and strategically located market town in Derbyshire with a resident population of approximately **105,000** and a catchment of over **500,000 people within a 30 minutes drive**. The town provides employment for more than **48,000 people** and benefits from a strong and diverse economy within major sectors.

The town occupies a highly accessible position between **Sheffield, Derby and Nottingham**, with excellent road and rail connectivity. Chesterfield is approximately **12 miles from Sheffield and 15 minutes from the Peak District**, whilst the **M1 motorway is accessible via Junctions 29 and 29A**, providing direct connections throughout the East Midlands and beyond.

The newbuild roadside development occupies a prominent position on **Chatsworth Road**, one of Chesterfield's established suburban arterial routes, serving the densely populated residential areas to the west of the town centre. The surrounding area is predominantly residential, complemented by a range of local retail, convenience and service occupiers, providing an established day-to-day customer base.

Chesterfield also benefits from its position as a gateway to the **Peak District**, which attracted approximately **3.7 million visitors in 2022**, generating an estimated £208 million of economic impact. The town's combination of an established local population, strong transport connections, surrounding residential catchment and proximity to a major visitor destination provides an attractive trading environment for leisure and hospitality operators.

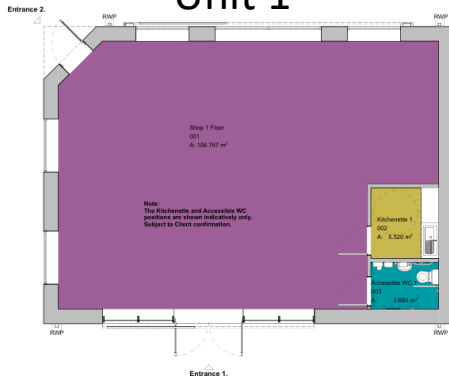
## The Property

The new-build roadside development includes a new Starbucks drive-thru and two newly built retail units. The existing public house remains in situ and can be combined with the retail units or let separately.

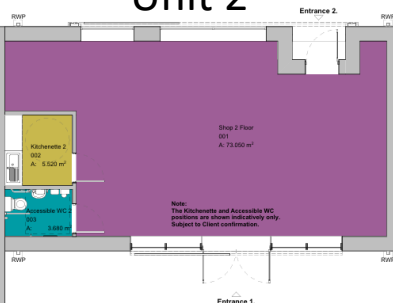
Externally, the approved scheme provides 31 on-site car parking spaces, including 6 dedicated electric vehicle charging spaces and 3 disabled parking bays, together with cycle parking and dedicated pedestrian access.



## Unit 1



## Unit 2



## Accommodation

The scheme comprises the following approximate areas:-

| Floor                       | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------------|----------------|-----------------|
| Unit 1                      | 116            | 1,249           |
| Unit 2                      | 82             | 883             |
| Public House (Ground Floor) | 113            | 1,216           |
| Public House (First Floor)  | 106            | 1,141           |
| <b>Total</b>                | <b>417</b>     | <b>4,489</b>    |

There is potential for a mezzanine to be fitted within each individual unit to increase the area across the ground and first floor. There is also the ability to combine the units with the public house to create larger spaces.

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## EPC

The properties will be assessed upon practical completion.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Planning

It is understood that the property falls within **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 and daycare.





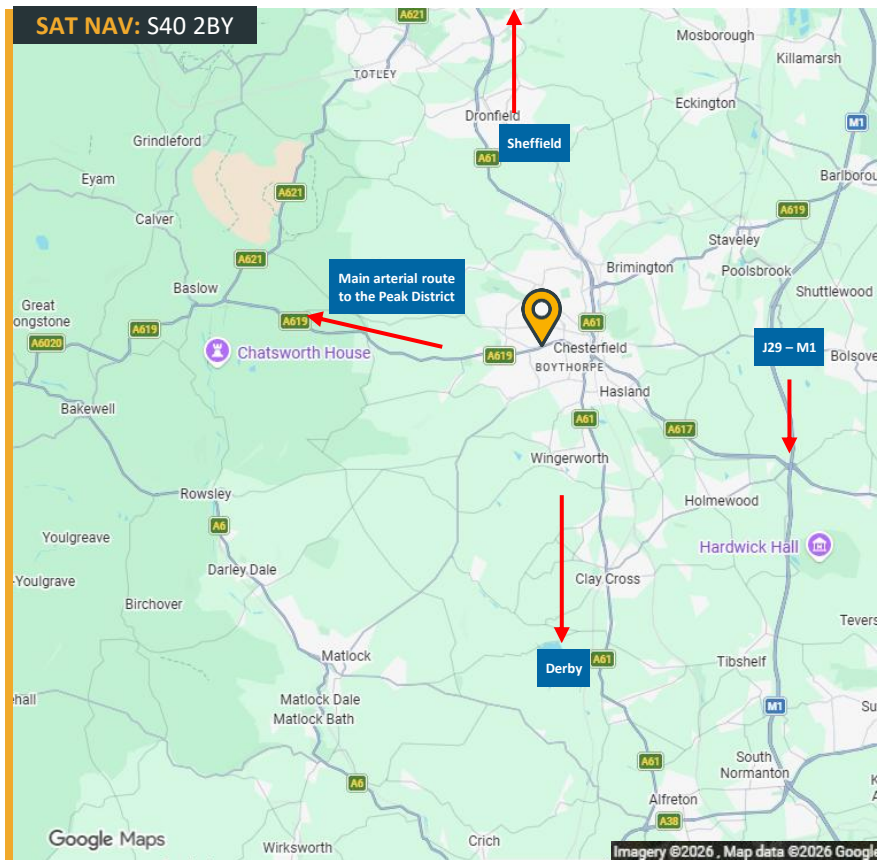
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## Business Rates

The property's business rates will be assessed upon practical completion.

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

## Rent

The property is available by way of a new lease for a term to be agreed.

**Rent on application**

## Legal Costs

Each party are to bear their own legal costs incurred.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

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

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