



# FOR SALE

## Prime Development/Leisure Opportunity

39A Holywell Street, Chesterfield S41 7SH



- 0.167 acres (0.068 hectares)
- Total 9,581 sq foot (890 sq metres)
- Retail and leisure circuit location
- Unique character building
- Town centre development opportunity
- Planning permission for conversion to form 9 residential apartments





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## LOCATION

The property is situated in an extremely prominent position fronting Holywell Street (B6543) in the centre of Chesterfield.

The property is located on the established eating/drinking circuit within the town.

## DESCRIPTION

The former church building has been converted to form a largely open plan sports bar with accommodation arranged over basement, ground, first and second floors.

## ACCOMMODATION

The property comprises the following approximate gross internal floor areas;

Area (GIA)	Sq Ft	Sq M
Basement	554	51.5
Ground Floor	4,682	435
First Floor	3,744	347.8
Second Floor	601	55.8
Total	9,581	890





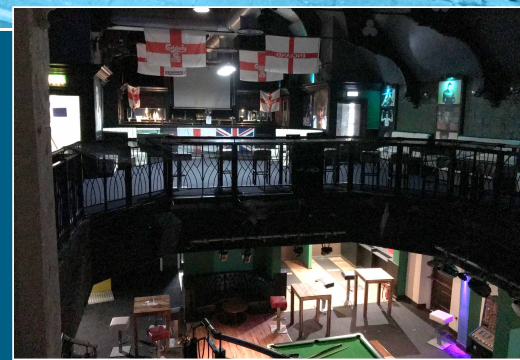
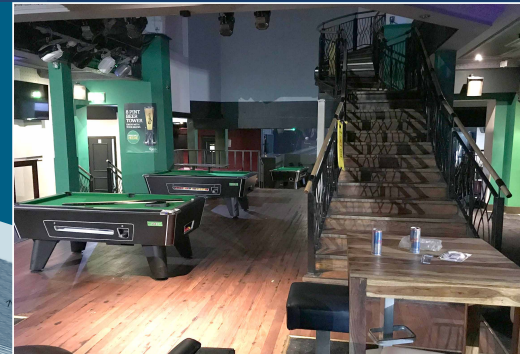
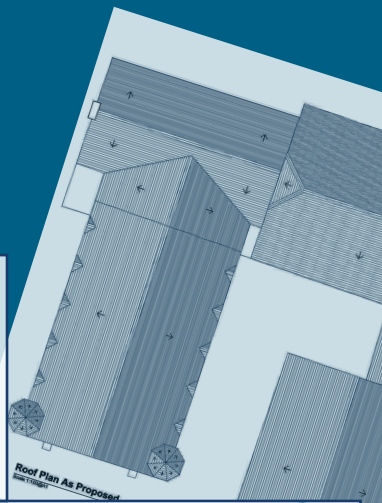
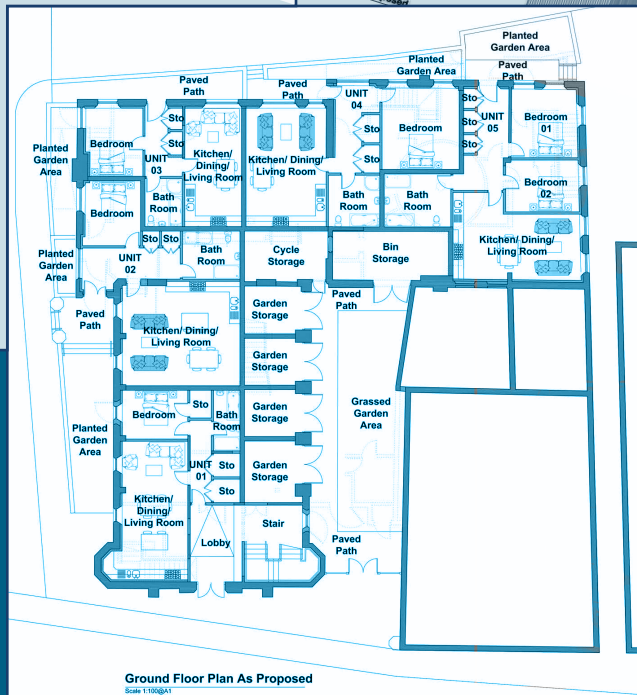
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### PLANNING

The property has planning permission for conversion to form 9 residential apartments comprising 5 1 bedroom and 4 2 bedroom apartments. (CHE/22/00796/FUL).







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### PREMISES LICENCE

The property benefits from the following licencing hours;

Monday to Sunday: 10:00 to 03:00

A full copy of the Premises Licence is available on request.

### SERVICES

The property is currently connected to electricity, water, gas and mains drainage. The services have not been tested.

### BUSINESS RATES

The property has the following rating assessment;

Description Club and Premises RV £47,000

Interested parties are advised to verify this information with the local rating authority and confirm the exact rates payable.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of D (81). A full copy of the EPC and associated report is available on request.

### TERMS

The property is available for sale freehold with the benefit of the Premises License and planning permission for conversion to residential use. Further details are available from the agent.

### COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

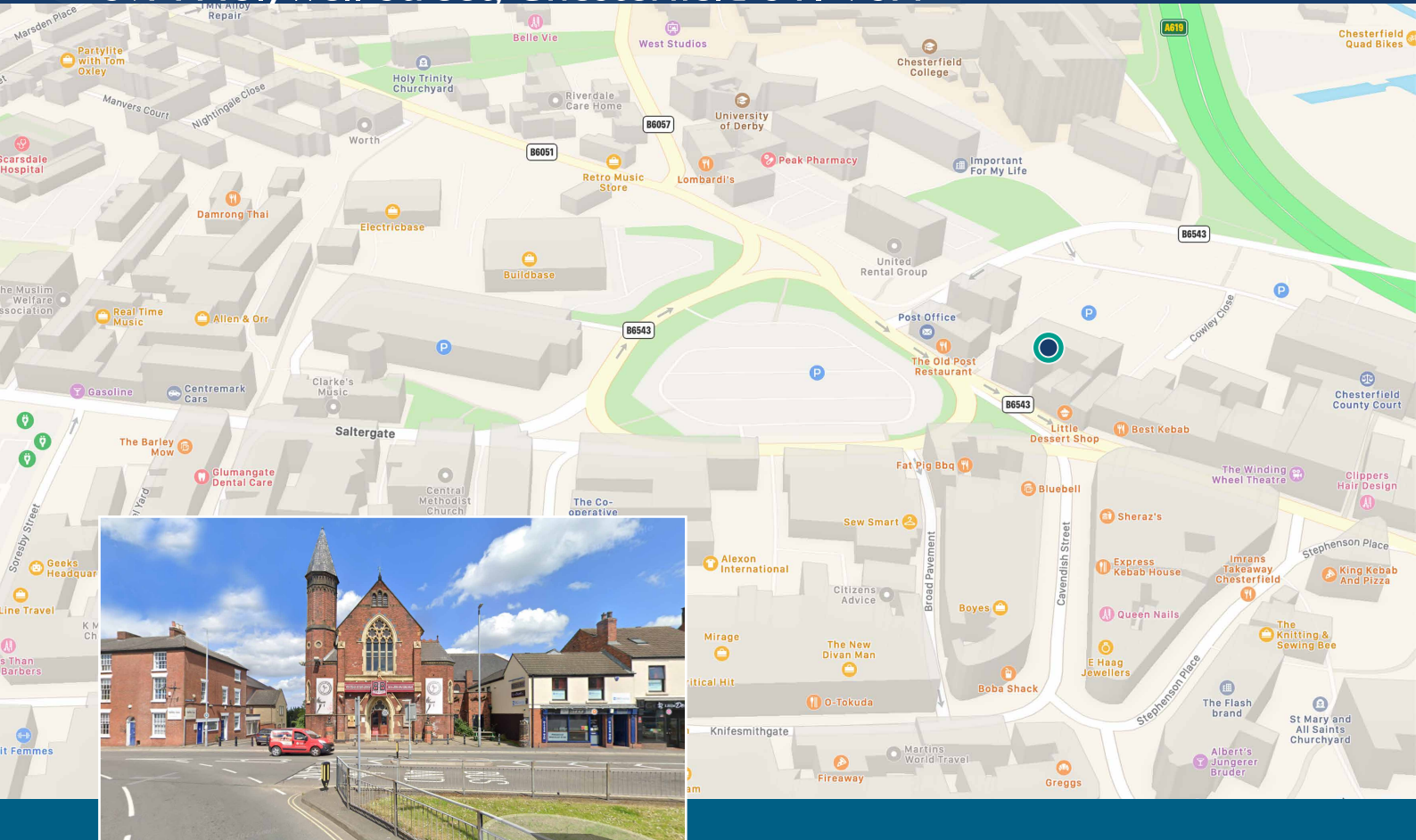
All figures quoted are exclusive of VAT but may be subject to VAT at the prevailing rate/terms to be agreed.



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### VIEWING & FURTHER INFORMATION

For further information and appointments to view the premises please contact the sole agents:

Matthew Barnsdale  
MJB Commercial Property  
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