

**Lambert
Smith
Hampton**

On the Instructions of the Joint LPA Receivers

FOR SALE / TO LET
Former Gym Premises
and Residential Accommodation
with Development Potential (STP)



SHEFFIELD ROAD | CHESTERFIELD | DERBYSHIRE | S41 8LF



Location

The subject property is situated set back from its road frontage to Sheffield Road adjacent to its junction with Sanforth Street and opposite the Technique Chesterfield Football Club Stadium approximately 2 miles north of Chesterfield town centre. The subject property is in close proximity to the A61 which connects Chesterfield with Sheffield city centre approximately 13 miles to the north and via the A617 access to Junction 29 of the M1 Motorway approximately 7 miles to the east.

The immediate area is of a mixed use nature although predominately dominated by commercial and roadside uses with a Tesco Superstore, Aldi and KFC drive-thru restaurant situated on the opposite side of the road adjacent to the Chesterfield Football stadium. Stand Recreational Park is to the rear of the subject site with residential property adjacent and also to the rear with the proposed Glass Works development adjacent which is currently under construction to provide mixed used scheme of offices, retail and leisure uses.

Site

The approximate site area, which has been scaled from the Ordnance Survey Plan, extends to approximately 0.96 hectares (2.38 acres).

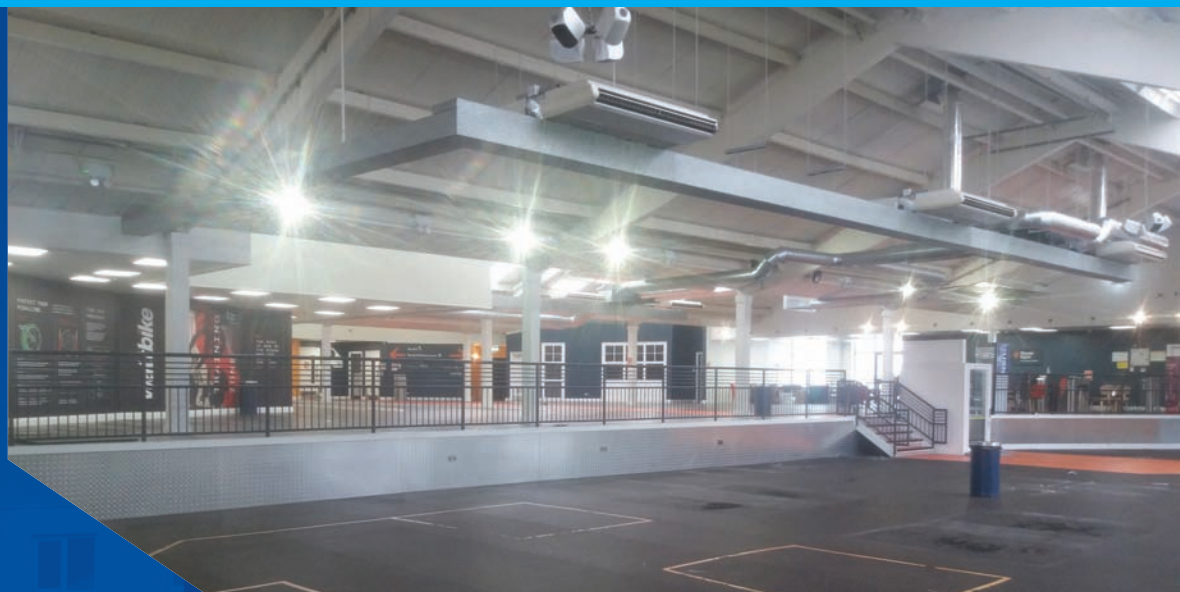


Description

The property comprises a detached former variety/night club that has been extended and adapted over the years to provide a two storey Accommodation Block to the front incorporating 3 x bedrooms, changing/shower facilities, kitchen area and meeting rooms to the ground floor with the first floor providing 15 x bedrooms some of which have en-suite facilities.

Attached to the rear of the Accommodation Building is a single storey former gym with separate access to the side. The gym is predominately open plan and split level with a partitioned hair salon, tanning studio and various exercise areas around the periphery, in addition to male and female changing facilities and a spa incorporating steam room and sauna.

Externally, to the front of the property there is a surfaced car parking area for approximately 20 vehicles with a circulation road running to the side of the property leading to a large sloping car park for over 100 vehicles with landscaping beyond.



Floor Areas

We understand that the Property provides the following approximate gross internal area:

Floor	Accommodation	Sq Metres	Sq Feet
Ground	Gym	1,827.70	19,6873
Ground	Accommodation Building	526.00	5,660
Ground	Accommodation Building	332.00	3,595
Total Gross Internal Area:		2,685.70	28,908

Tenure

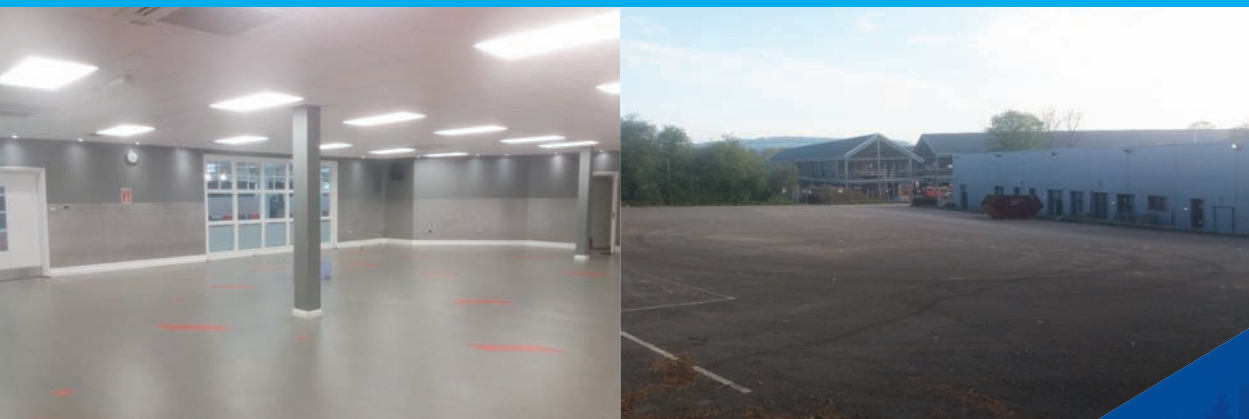
We understand that the property is held under two freehold titles being Title Numbers DY145405 and DY255388.

Licence Agreement

The ground floor of the Accommodation Block is let to Blue Deer Limited on a licence agreement for a term of 12 months expiring 30 September 2021 at a rent of £12,000 per annum.

Planning

We understand the subject site is allocated in the Chesterfield Borough Plan, adopted in July 2020 as CLP6-Economic Growth Area. Historically, the site had previously been granted outline planning consent for B1 Business Use and for residential development. This consent will have subsequently expired. We would recommend that all interested parties undertake their own planning enquiries with the Local Planning Department at Chesterfield Borough Council.



Sale by LPA Receivers

The property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Business Rates

The premises has a Rateable Value of £176,000. For business rating information please visit: www.voa.gov.uk

Energy Performance Certificate

The gym has an EPC rating of 81 (Band D) and the Accommodation Block an EPC rating of 80 (B and D).

VAT

The property has been elected for VAT and as such VAT will be payable on the purchase price at the prevailing rate.

Legal Costs

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

Terms

The freehold interest of the subject premises is available subject to the licence agreement. Price on Application.

Alternately the LPA Receivers will consider leasing the gym premises. Terms on Application.

For Further Information

For further information and to arrange a viewing contact:

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