

SMC
Brownill
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To Let



Former Bank Premises with separately access First Floor Commercial Space located in Chesterfield Town Centre

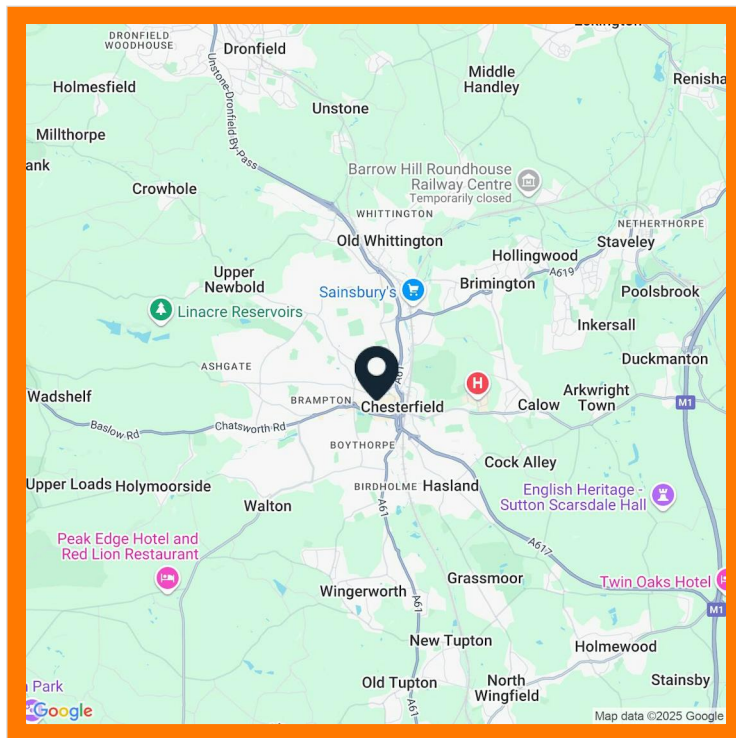
£56,000 per annum

37-39 Rose Hill, Chesterfield, S40 1TT

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Substantial building with prominent corner frontage
- Located on Rose Hill in Chesterfield town centre
- Accommodation over basement, ground, and first floors - potential to split by floors and let separately
- Potential for a variety of uses; retail, café/restaurant, office, clinic, health centre, gym, leisure, community (STP)
- Nearby to a variety of shops, cafes, restaurants and amenities



Description

The property is a substantial corner building which was constructed towards the latter half of the 20th century. The property is built on a sloping site, and was most recently occupied by a bank to the ground floor & basement, gym to the first floor and offices to the first floor.

The ground floor comprises a mainly open plan sales area with some cellular offices / meeting rooms. The basement provides ancillary storage space and female/male WCs. To the first floor is a mix of open plan space and cellular space. The configuration could be adapted to tenant requirements.

The accommodation is available as a whole or interest on a part basis will be considered based on tenant requirements. There are currently two staircases leading to the first floor space, one to Rose Hill and one to Soresby Street.

Location

The property is located on Rose Hill in Chesterfield, within a corner position with Soresby Street. The available accommodation is accessed via Soresby Street and Rose Hill.

Chesterfield is a historic market town in the county of Derbyshire, approximately 24 miles north of Derby and 12.5 miles south of Sheffield.

The immediate surrounding area is of mixed use. Nearby retailers include Primark, Halifax, Lloyds, barbers, butchers, Greek restaurants, tattoo shops, bars & restaurants, etc. An open air market is held a short distance away on Market Square, with market days on Monday, Friday and Saturday. There are a number of low cost parking options within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	5,598	520.07
1st	4,344	403.57
Basement	1,366	126.91
Total	11,308	1,050.55

Planning

The premises are understood to be classified under the Class E planning consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with Chesterfield planning authority that their use is acceptable under these new changes.

Rating Assessment

The property is currently rated separately under separate assessment with an RV of £53,500, £14,750 and £17,250. We would encourage interested parties to re-confirm with the local rates office.

Please note Retail, hospitality and leisure relief may be available. There is a 75% discount relief available on business rates bills for the 2024 to 2025 billing year (1 April 2024 to 31 March 2025). The most you can get in relief each billing year is £110,000 per business.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available on new lease terms. The client will consider interest for the whole or part by request.

Rent

£56,000 pa. We are informed VAT is NOT payable on the rent.

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

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0114 281 2183
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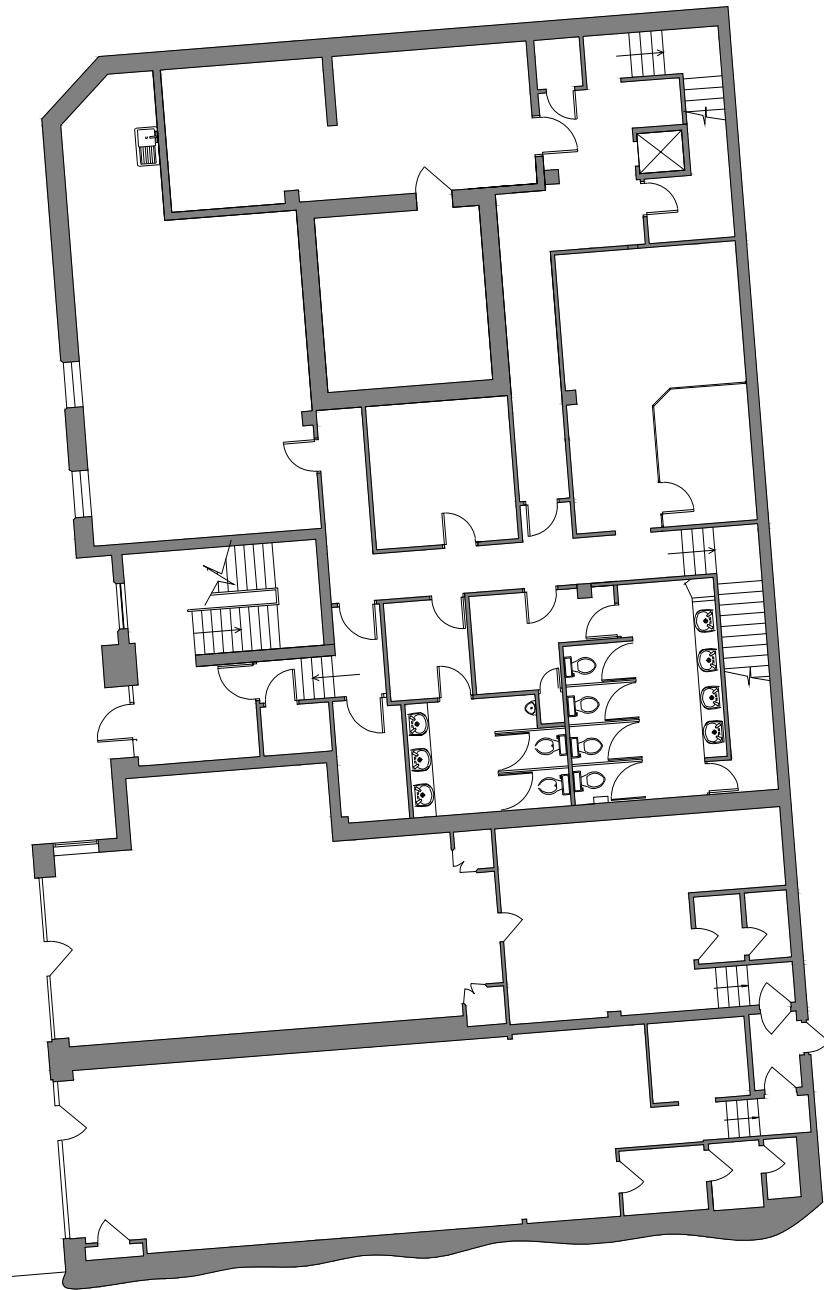
Knight Frank
Kitty Hendrick
0114 241 3907
kitty.hendrick@knightfrank.com

Energy Performance Certificate

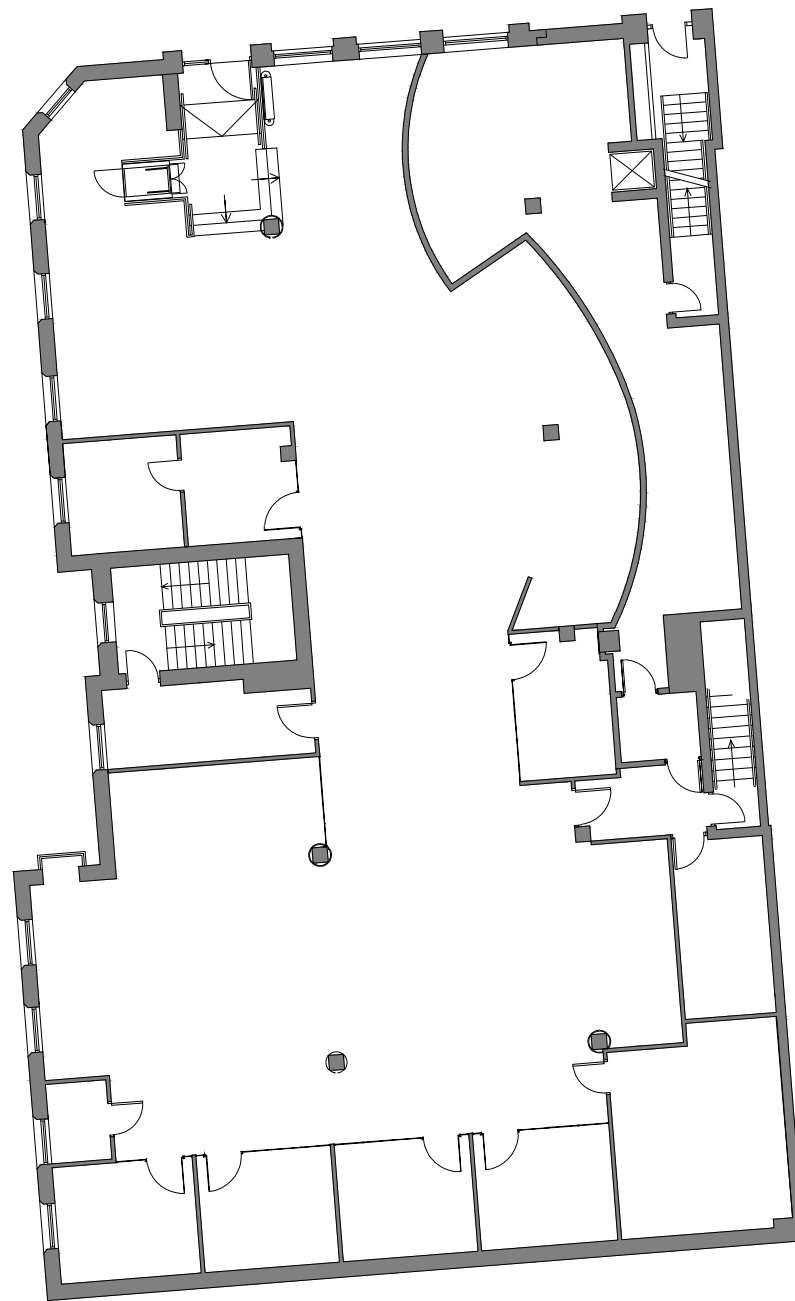
Property graded as C-C (62-64)

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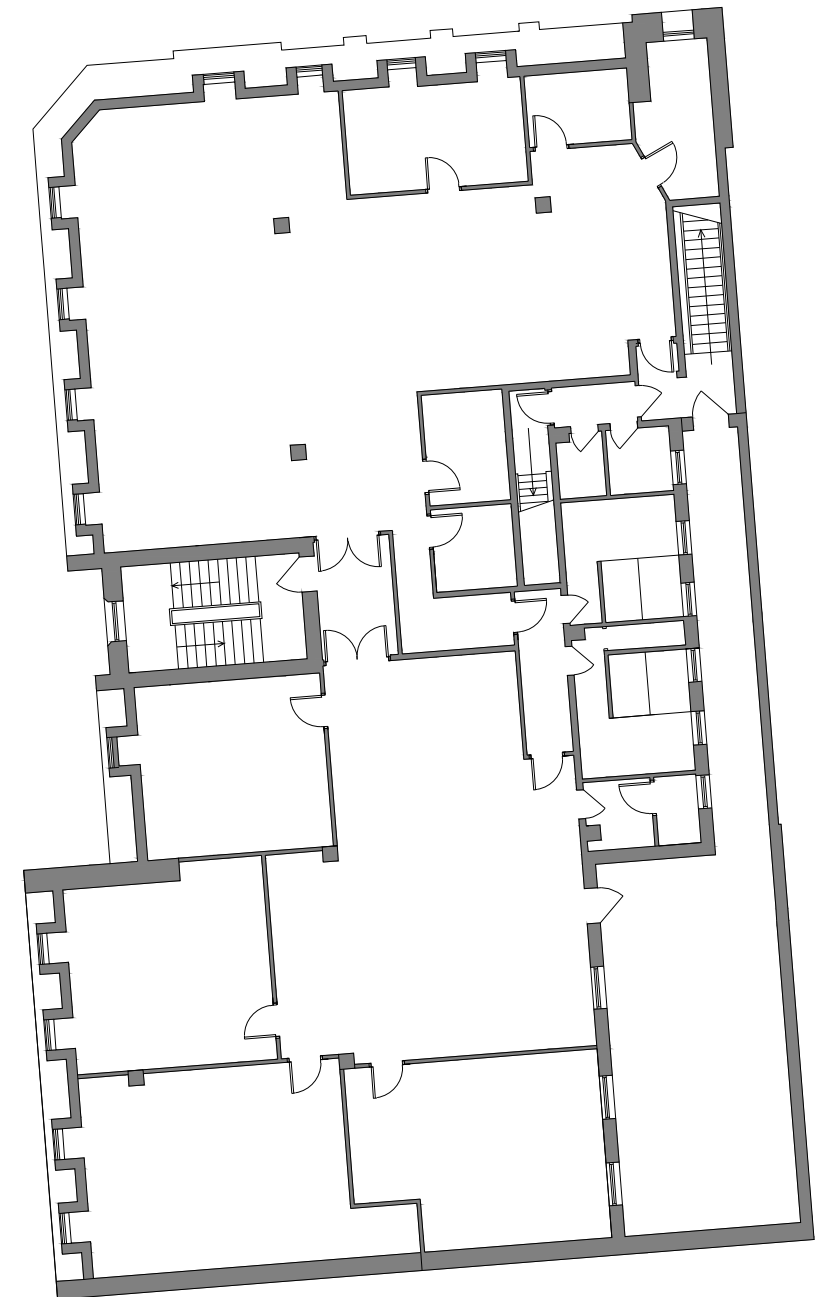




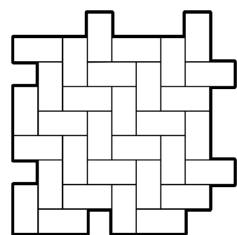
Lower ground floor plan 1:200



Ground floor plan 1:200



First floor plan 1:200



**ROWLEY
SURVEYING
LTD**

Land & Building Measurement

PROJECT NAME:
FLOOR_PLANS_FOR_ILLUSTRATION_OF_BUILDING_AND_AREAS

DRAWING TITLE:
37-39_ROSE_HILL_CHESTERFIELD_DERBYSHIRE

DRAWN BY:
T Rowley

CHECKED BY:
M Rowley

APPROVED BY:
K Beck

DATE:
24/01/2025

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LR TITLE PLANS
GNSS SURVEYS
SUAV IMAGERY
BOUNDARY SURVEYS
3D LIDAR SCANNED IMAGERY
LAND & BUILDING MEASUREMENT

SCALE:
1:200/1:1250

DRAWING NO:
01

REVISION:
-

UNIT:
-

PROJECT NO:
SHEET SIZE:
A3

