



Unit 7 - Elder Way

Elder Way, Chesterfield, S40 1UN

A prominent 1,420 sq ft town centre unit within Chesterfield's landmark Elder Way development, suitable for retail, leisure, wellness, café

1,420 sq ft
(131.92 sq m)

- Prime Chesterfield town centre location with prominent frontage to Elder Way
- Extending 1,420 sq ft - Opposite 530 space Saltergate multi-storey car park
- Suitable for retail, leisure, wellness, café or service-based uses (subject to consent)
- Surrounded by established occupiers including Bottle & Thyme, Feather & Fern and OTI Interiors

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Summary

Available Size	1,420 sq ft
Rent	£18,000 per annum
Rates Payable	£10,152 per annum
Rateable Value	£23,500
Service Charge	£1 per sq ft Service Charge is an Estimate at the moment
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

A highly prominent ground floor commercial unit extending to approximately 1,420 sq ft, occupying a prime position within Chesterfield's landmark Elder Way development. Previously operated as Hotpod Yoga, the property is fitted with reception facilities, changing rooms, shower facilities, WC accommodation and an open-plan studio area, making it immediately suitable for fitness, wellness, beauty, medical, retail or service-led occupiers.

The unit benefits from an extensive glazed frontage providing excellent natural light and visibility, together with direct access from Elder Way and strong footfall generated by the surrounding leisure, retail and hospitality uses. Located adjacent to a 92-bedroom Premier Inn and within easy walking distance of Chesterfield town centre amenities, the property offers a rare opportunity to secure fitted accommodation in one of the town's most prominent mixed-use destinations.

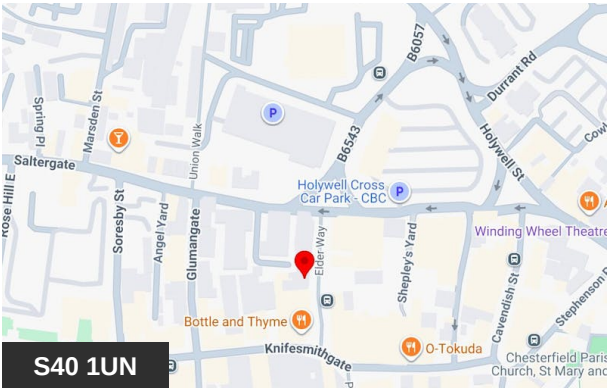
Location

Chesterfield lies in the English county of Derbyshire on the edge of the Peak District National Park, approximately 24 miles north of Derby, 13 miles south of Sheffield and 150 miles north of London. The scheme is located in the heart of Chesterfield town centre, Elder Way occupies a prominent position close to the principle retail offers of The Pavements, Vicar Lane and the Shambles; the medieval quarter of Chesterfield. The leisure development is strategically located east of the town's Town Hall to the north of its Georgian Market Place and to the west of its famous Crooked Spire church.

Accommodation

Unit 7, Elder Way, Chesterfield comprises a ground floor commercial unit extending to approximately 1,420 sq ft (132 sq m). Previously occupied by Hotpod Yoga, the property benefits from a prominent position within the landmark Elder Way mixed-use development and is suitable for a variety of retail, leisure, wellness, café, beauty, medical and service-based occupiers, subject to the necessary consents.

Name	sq ft	sq m	Rent	Rent (sq ft)	Availability
Ground	1,420	131.92	£18,000 /annum	£12.68	Available
Total	1,420	131.92		£12.68	



Viewing & Further Information



Adam Mobley
07587 133540
amobley@wsbproperty.co.uk

AVAILABLE NOW



Premier Inn

OPEN & TRADING

UNITS 1, 1A, 3 & 7 - OCCUPIED



ELDER WAY

CHESTERFIELD • S40 1UN

RESTAURANT • RETAIL • BAR • GYM OPPORTUNITY •
UNITS FROM
3,196 SQ.FT
TO
16,076 SQ.FT



EAT • DRINK • SLEEP • RETAIL

CHESTERFIELD



A large thriving market town with a beautifully structured and pedestrian friendly town centre.

Chesterfield lies in the English county of Derbyshire on the edge of the Peak District National Park, approximately 24 miles north of Derby, 13 miles south of Sheffield and 150 miles north of London.

- Located in the heart of Chesterfield town centre, ElderWay occupies a prominent position close to the principle retail offers of The Pavements, Vicar Lane and the Shambles; the medieval quarter of Chesterfield.
- The leisure development is strategically located east of the town's Town Hall to the north of its historic marketplace and to the west of its famous Crooked Spire church.
- The town boasts excellent transport links, located close to junction 29 of the M1 and the A61 dual carriageway.
- Nearby Chesterfield Station affords direct services on the Midlands Mainline to London St Pancras as well as Sheffield, Manchester, Liverpool and Leeds.
- Chesterfield is situated on the edge of the Peak District National Park and nearby local attractions include Chatsworth House, Bolsover Castle, and Hardwick Hall.
- The town has a vibrant cultural scene with an annual programme of festivals and events. The development is located within walking distance of the town's entertainment venues, the Winding Wheel Theatre, Pomegranate Theatre, Real Time Live, and is close to the SMH Group Stadium.





A TOWN WITH PLENTY ON THE MENU



156,097

Core catchment population.



£142M

Total Comparison Goods
Expenditure CACI Retail Footprint
score similar to Lancaster,
Shrewsbury, St Albans and
Gloucester.



**22% AFFLUENT
ACHIEVERS**

High concentrations of Affluent
Achievers and strong numbers of
individuals in the Executive Wealth
and Mature Money social categories.



52% MARKET SHARE

Local catchment of loyal shoppers
means that Chesterfield attains 52%
market share of its Core catchment.



£14.2M A WEEK

People living within a 10 mile radius
of Chesterfield spend £14.2m a week
on restaurants and hotels. CACI 2017



LOCATED AT THE VERY HEART OF THE UK

Drive Times & Distance

LONDON	3 HOURS	149 MILES
LEEDS	1 HOUR 4 MINS	57 MILES
NOTTINGHAM	40 MINS	26 MILES
DERBY	38 MINS	29 MILES
SHEFFIELD	31 MINS	14 MILES



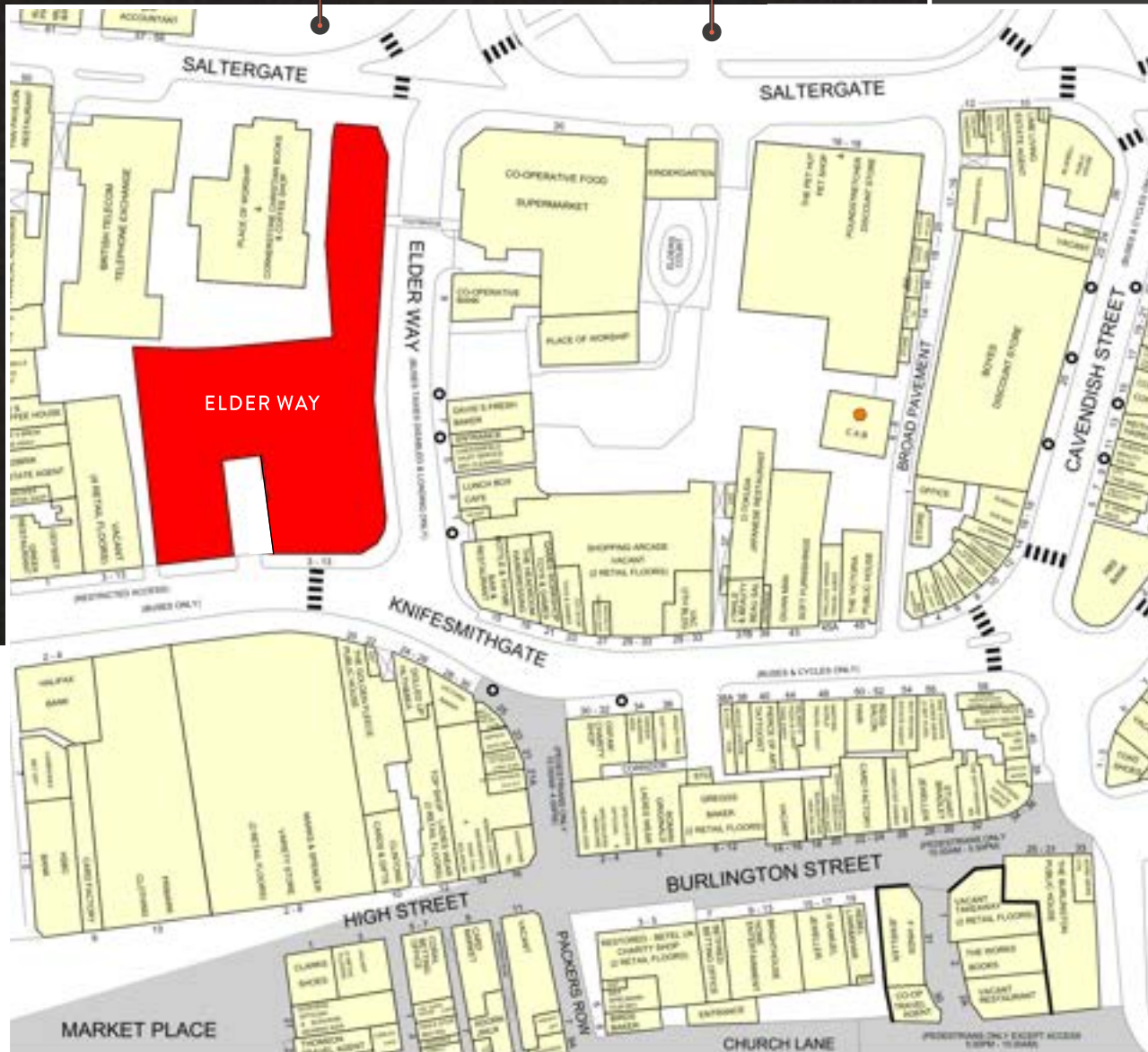


NEW SALTERGATE
MULTI-STOREY CAR PARK
(530 SPACES)

NEW 28,000 SQ. FT NORTHERN
GATEWAY ENTERPRISE CENTRE
AND PUBLIC CAR PARK



Up to 7,300 new homes planned for Chesterfield by 2031 will contribute a further £16.5m in Comparison Goods Market Potential.



CHESTERFIELD'S LEISURE DESTINATION



IN THE HEART OF THE TOWN CENTRE



OPPORTUNITIES FOR BARS, GYM & OTHER
LEISURE USES



92-BED PREMIER INN OPEN AND TRADING



ALL ADJOINING ROADS & FOOTPATHS
UPGRADED



OUTSIDE EATING AND DRINKING
SPACES CREATED



ADJOINING MULTI-STOREY CAR PARK AND
ENTERPRISE CENTRE

Occupying a pivotal site in the town centre, Elder Way is a landmark mixed use leisure scheme, breathing life into the town's famous 1930s, mock-Tudor former Co-op department store.

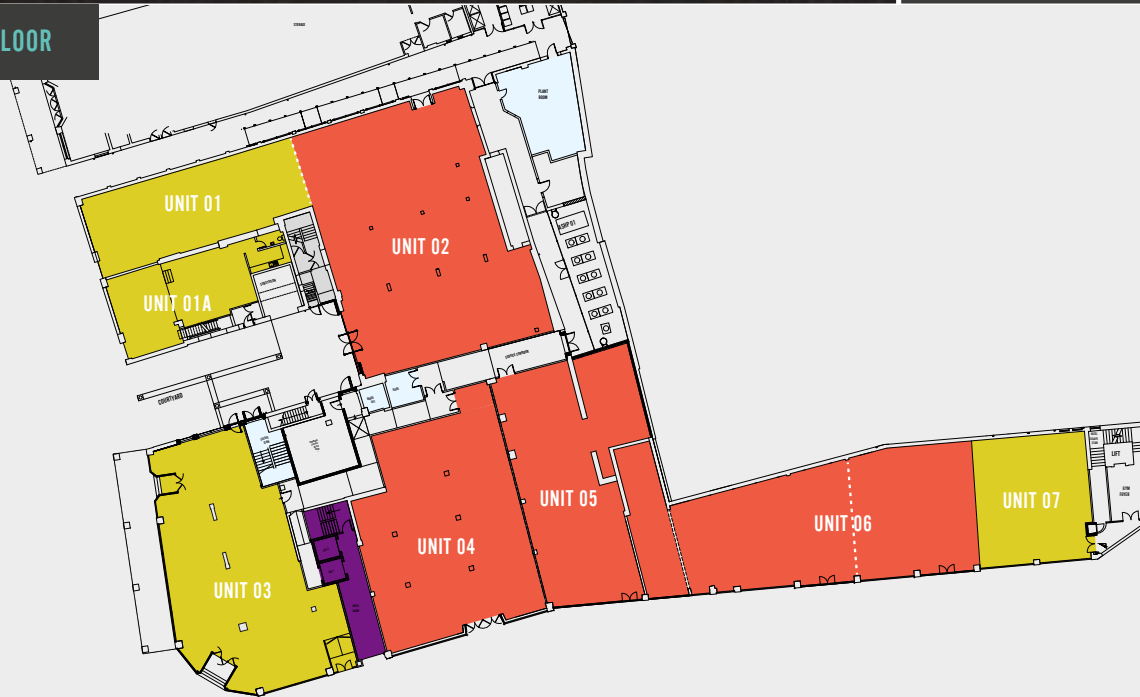


Elder Way comprises:

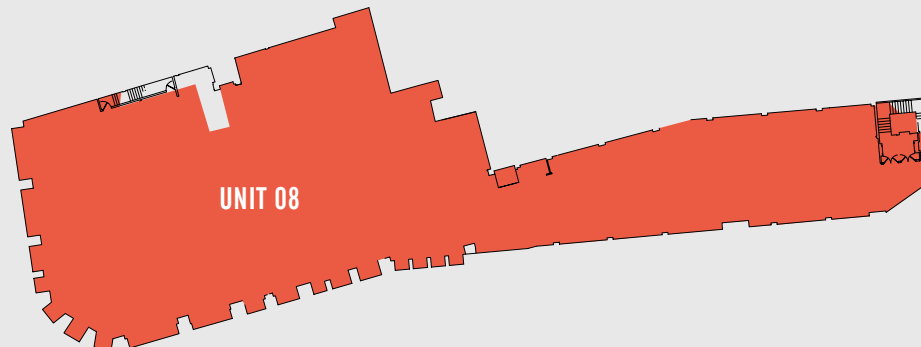
- 8 new contemporary, street-level ground floor units, with glazed frontages and external seating, ranging from 3,196 sq.ft. to 4,704 sq.ft.
- A new Courtyard incorporated to the Knivesmithgate frontage, with opportunities for outside seating.
- A popular 92-bed Premier Inn occupies the first and second floors.
- Units 1, 1A, 3 and 7 are occupied by beauty, wellness, luxury interiors and hospitality businesses.
- A large basement unit with a prominent ground floor corner access on Saltergate suitable for a gym or alternative uses extending to approximately 16,076 sq.ft. Potential for the unit to split with an additional entrance off Elder Way.
- The roads, footpath and public realm adjoining the scheme have been enhanced to create a highly attractive and pedestrian-friendly environment.



GROUND FLOOR



BASEMENT



A3/A4 Opportunities

The scheme offers 8 A3/A4 units:

UNIT 1 (FEATHER AND FERN)	1,636 SQFT	152 SQ.M
UNIT 1A (OTI INTERIORS)	1,109 SQFT	103 SQ.M
UNIT 2	4,704 SQ.FT	437 SQ.M
UNIT 3 (BOTTLE & THYME)	3,153 SQ.FT	293 SQ.M
UNIT 4 (COULD BE SPLIT)	3,196 SQ.FT	297 SQ.M
UNIT 5	3,283 SQ.FT	305 SQ.M
UNIT 6 (COULD BE SPLIT)	3,207 SQ.FT	298 SQ.M
UNIT 7 (HOTPOD YOGA)	1,420 SQ.FT	132 SQ.M

D2 Uses

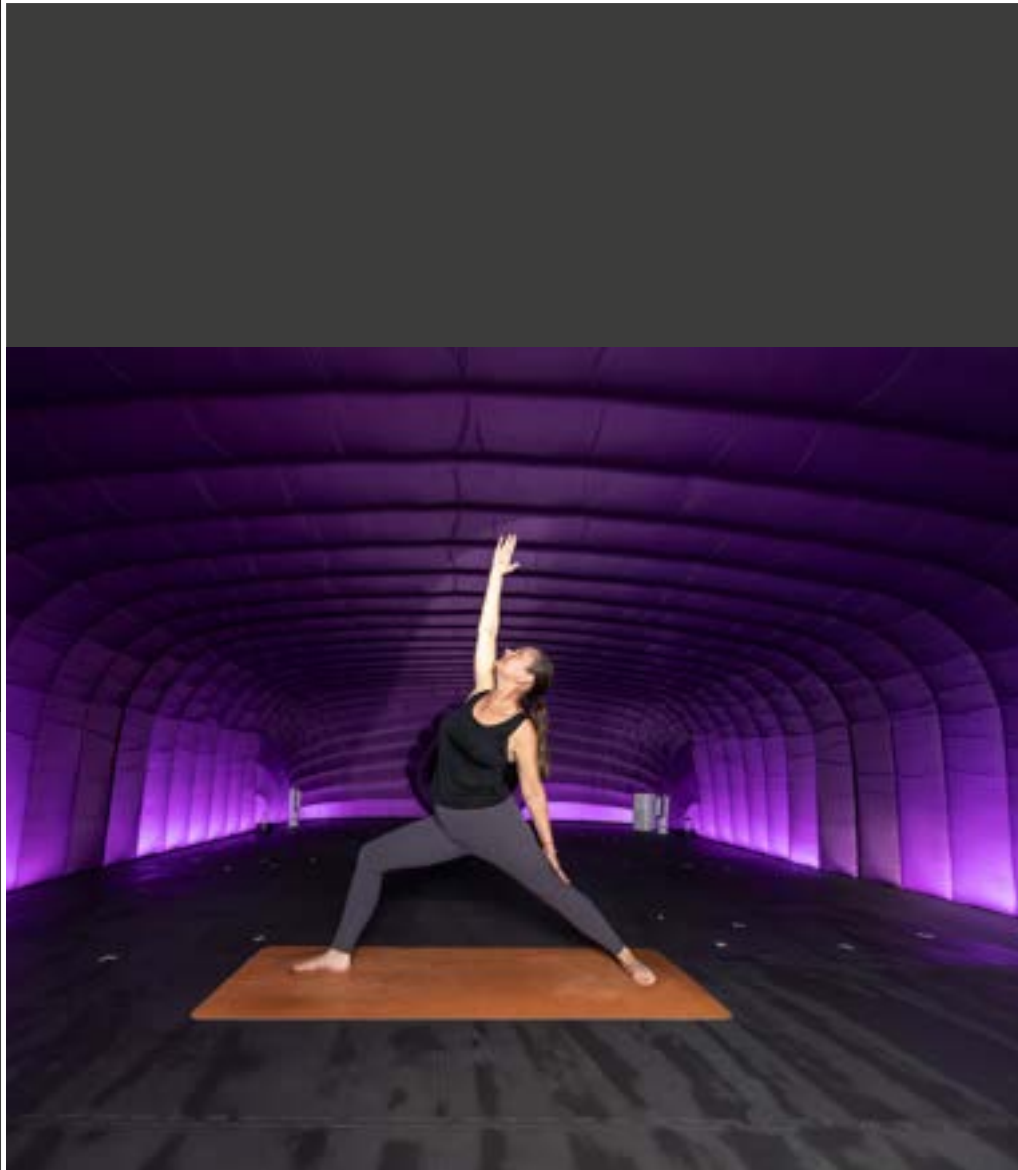
	GROUND	BASEMENT
UNIT 8	270 SQ.FT	16,780 SQ.FT

(Ceiling height for basement - Ranges from 2.38m - 3m)

Available Units	Premier Inn Entrance
Let	Under Offer

Timescales

The building has now been refurbished to a basic shell condition ready for occupiers to agree the final specification. The hotel is open and successfully trading as are Hotpod Yoga, Bottle & Thyme, OTI Interiors and Feather & Fern on the ground floor. All the available units can be ready to fit out within 6 to 8 weeks of agreeing a lease.



VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Planning

The ground floor benefits from A1 (retail), A3 (restaurant & cafe) and A4 (bar) approval. The basement has a D2 (entertainment & leisure use) consent.

Lease Terms

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

Service Charge

Details upon request.

Legal Costs

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

Rates

Interested tenants are advised to make their own enquiries with the local rating authority to confirm their exact liability.

Rateable Value

Rateable value is to be assessed upon occupation.

EPC

Available upon request.





Northern Gateway

The Northern Gateway Scheme was completed in 2022 and comprises an Enterprise Centre on the site of the Holywell Cross Car Park, as well as a new secure Saltergate multi-storey car park, together with street improvements to Elder Way and Knivesmithgate.

Northern Gateway Enterprise Centre

This state-of-the-art, environmentally friendly building was completed and opened in 2022. It provides approximately 2,600 sq.m. (28,000 sq.ft.) of high specification work space with access to in-house support services to encourage and nurture start-up and early stage businesses in a wide variety of industry sectors.

Saltergate Multi-Storey Car Park

Completed and opened in spring 2019, it boasts 530 public car parking spaces within a modern, secure and well lit environment.

Chesterfield Waterside

Already underway, the £320 million regeneration scheme is currently the 47th largest regeneration project in the UK. The development will create 1,500 modern houses and apartments, as well as Grade A office accommodation,

apartments, a multi-storey car park and hotel set around a canal basin and public square. There will also be a network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother. Developer Avant Homes is currently on site and a Grade A large floorplate office accommodation - One Waterside Place - was completed and opened in 2022.

PEAK

PEAK is an integrated leisure, health, sport and educational resort on the 300 acre Birchall Estate. This will be a major visitor attraction located on the boundary of the Peak District National Park. PEAK is a phased development, with Phase 1 costing in the region of £200m and representing approximately one third of the total planning permission.

Revitalising the Heart of Chesterfield

Chesterfield Borough Council's vision is for a beating heart for the town, with modern events, experiences, excitement and ease of movement through and around the historic core. Almost £20m from the Government's Levelling Up Fund together with funding from the council, is bringing this vision to life.



Contact



Adam Mobley
amobley@wsbproperty.co.uk
0113 234 1444

www.elderway.co.uk

Another Development By:

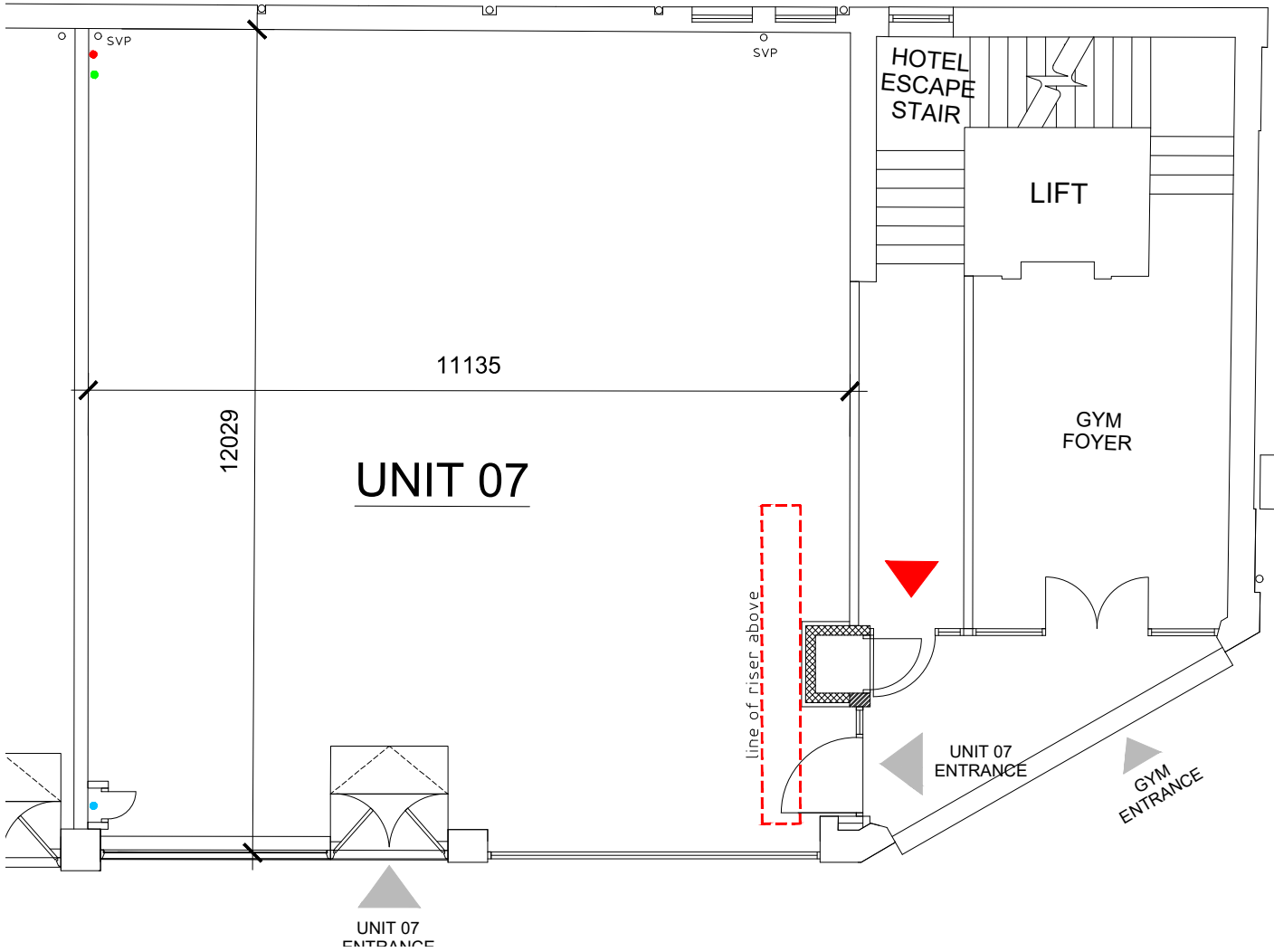
Working In Partnership With:



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SHOPFRONT ELEVATION



SHELL SPECIFICATION
FLOOR – Existing screed to be repaired as required.
EXISTING WALLS – Repair surfaces and decorate with white matt emulsion paint finish.
NEW WALLS – One hour fire rated stud partitions, strengthened with plywood. With white matt emulsion paint finish
CEILING – Plasterboard ceiling with white matt emulsion paint finish.
SHOPFRONT – Existing retained and modified to incorporate new recessed doors and steps. New doors to be added to side elevation and new accessible ramp.

- incoming water supply
- incoming telecoms
- incoming electric supply

B	Incoming service positions updated	13/11/19
A	Doors added to front elevation	11/11/19
@	First issue	Date
LETTER	REVISION	DATE
Top Floor, Oriol House Bishop Street STOCKTON-ON-TEES TS18 1SW T: 01642 674203 F: 01642 618153 E: enquiries@jomast.co.uk		
PROJECT CHESTERFIELD - PREMIER INN		
DRAWING TITLE UNIT 7 PLAN		
DRAWN IS	PAPER SIZE A1	SCALE 1:50
JOB NUMBER 96139	DRAWING NUMBER - REVISION SK19 B	SCALE A3 1:100
STATUS		

SK19 UNIT 7 PLAN.DWG