

SMC
Brownill
Vickers

For Sale



Part-let Chesterfield town centre investment with potential for development or owner occupation of vacant parts

£650,000

37-39 Rose Hill & 1 and 3 Soresby Street,
Chesterfield, S40 1TT

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

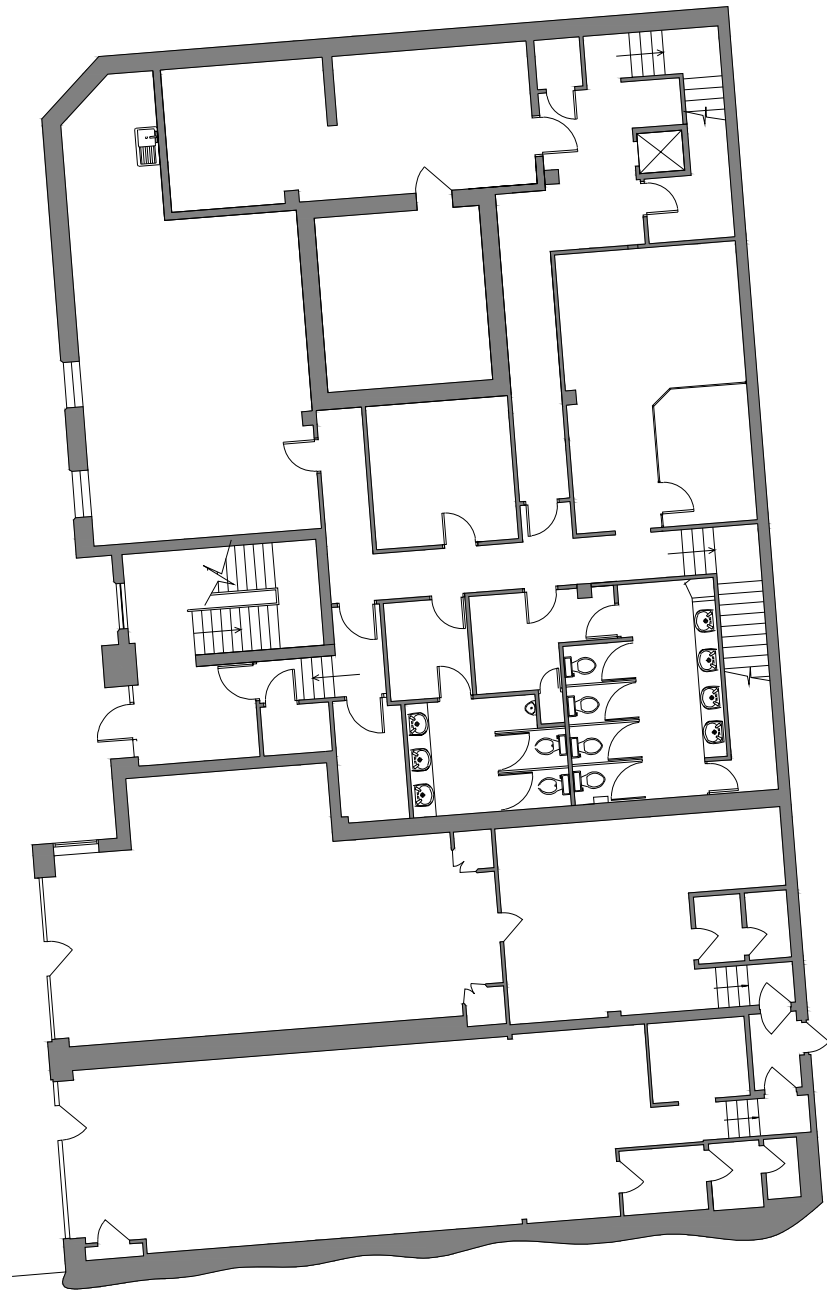
smcbrownillvickers.com

- Two storey building plus basement, currently part-let to Soresby Street Cafe and AgeUK
- Building of approximately 13,389 sq ft on site area of 0.173 acres
- Located in Chesterfield town centre - close to a variety national and local retailers
- Current income of £28,574 pa
- 37-39 Rose Hill (LG, GF & First floor) currently vacant - potential for owner occupation, residential conversion (STP)

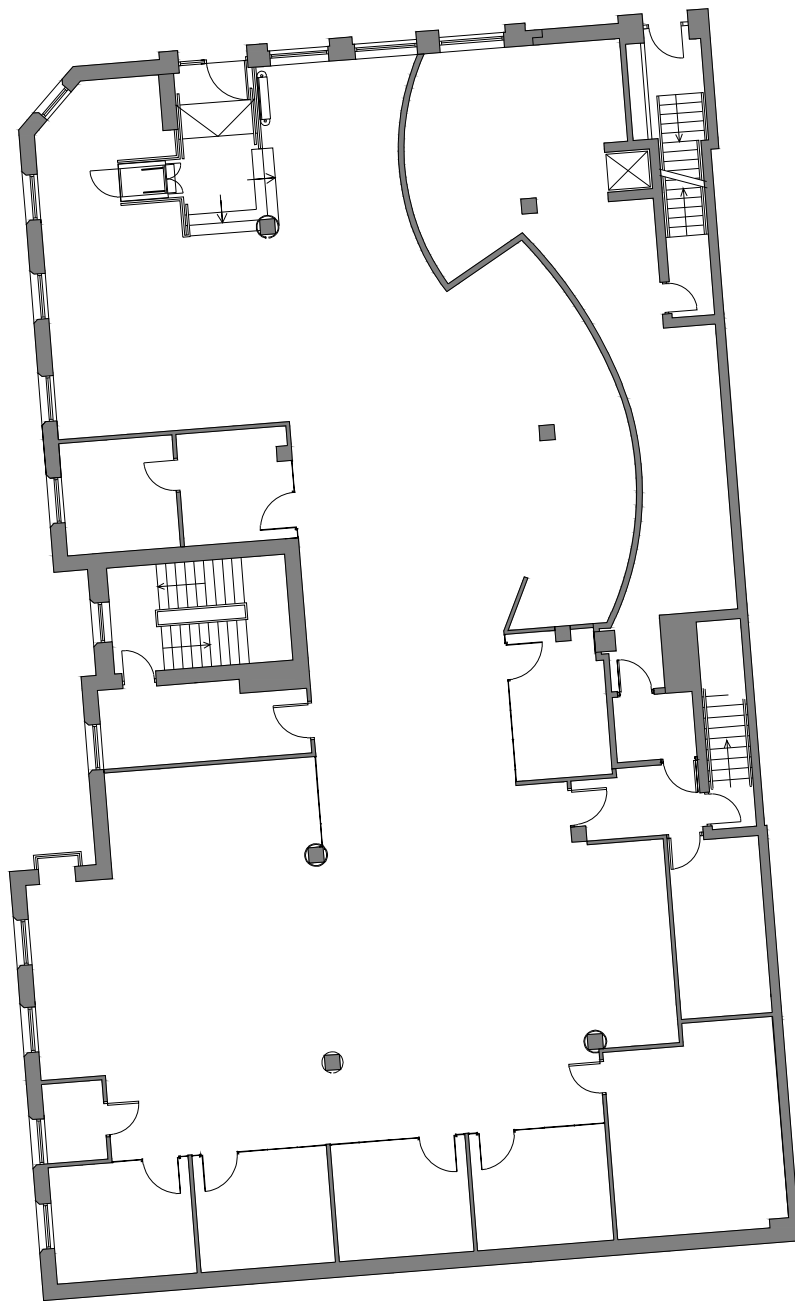


A company of values. Est 1884
Licensed & Leisure | Commercial | Residential

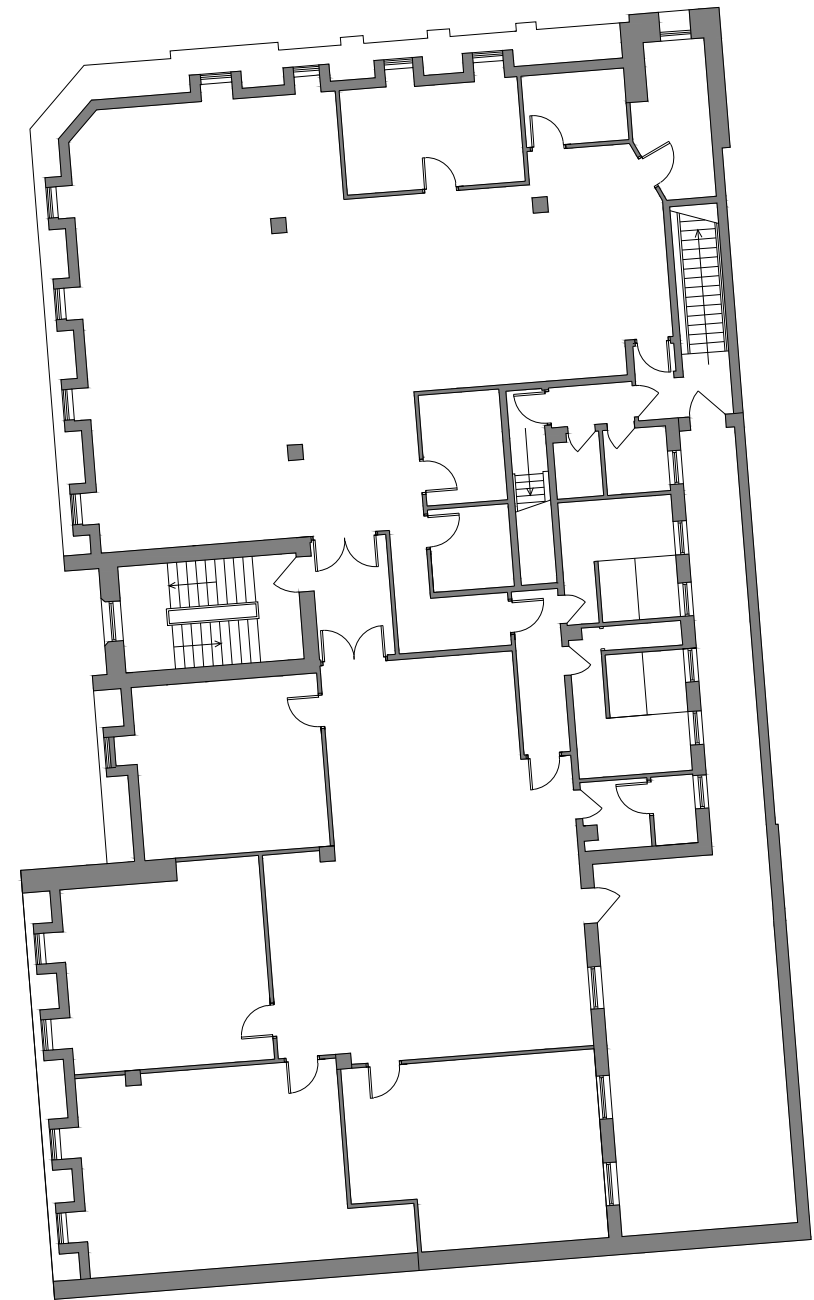




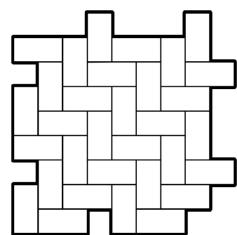
Lower ground floor plan 1:200



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

The Old Colliery Offices
Colliery Road
Kiveton Park
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S26 6LR

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

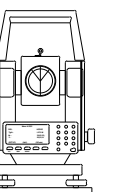
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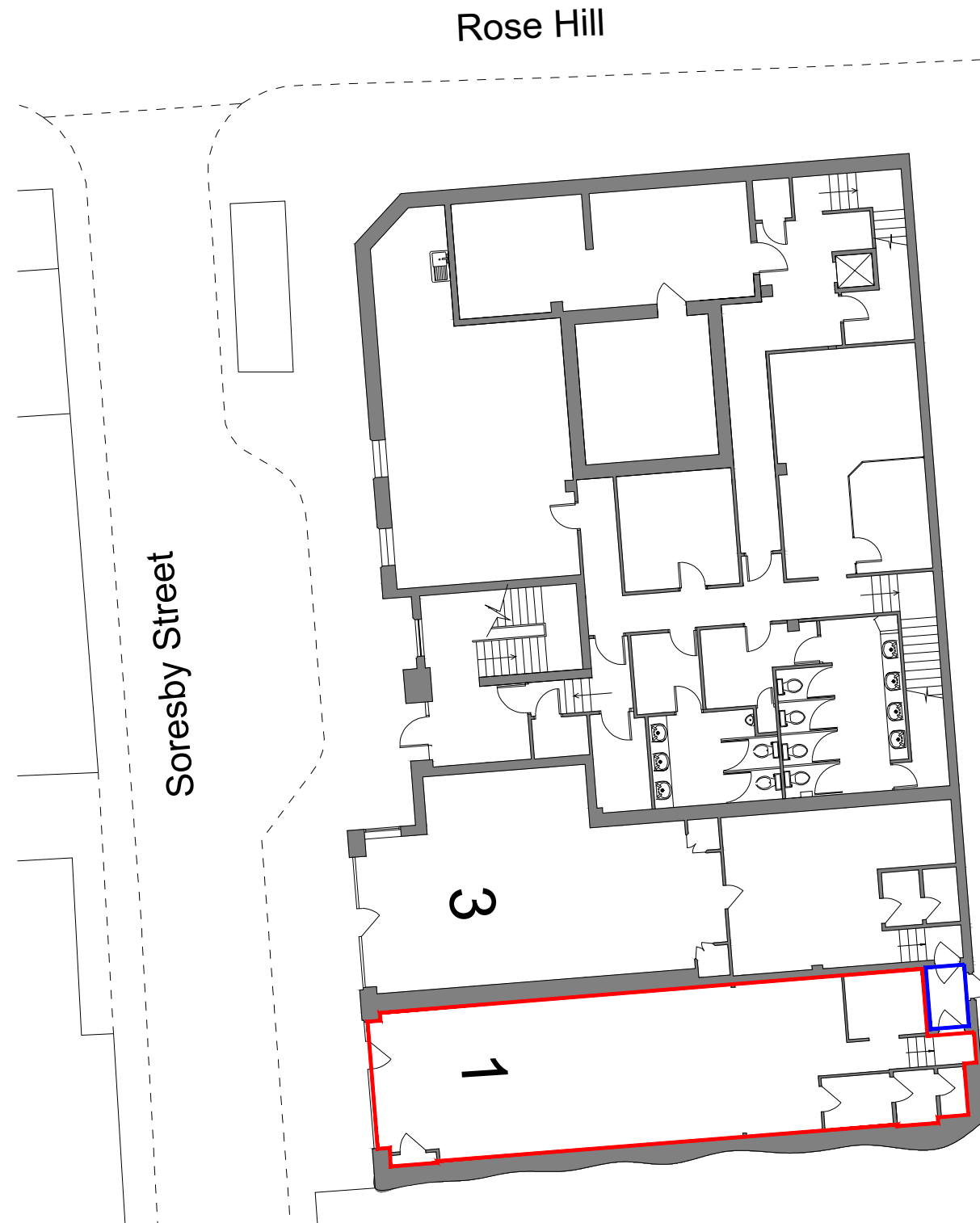
DRAWING NO:
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REVISION:
-

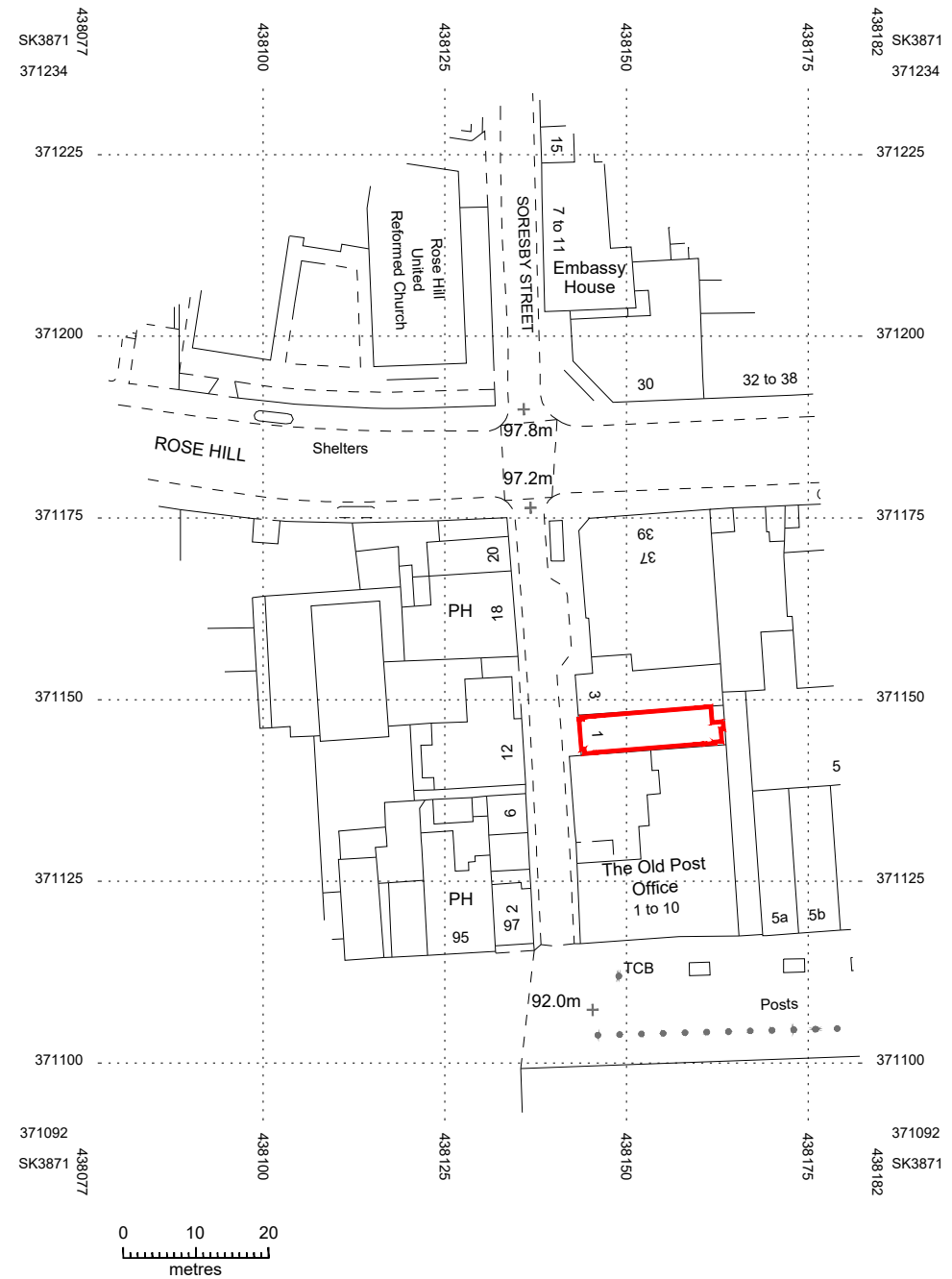
UNIT:
-

PROJECT NO:
SHEET SIZE:
A3



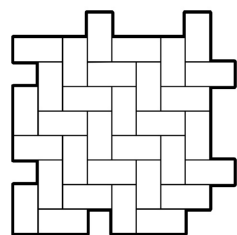


Lower ground floor plan 1:200



Location plan 1:1000

- Red line defines leased area
- Blue line indicates communal area shared with others



**ROWLEY
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LTD**

Land & Building Measurement

PROJECT NAME:
LEASE_PLAN_UNIT_1_SORESBY_STREET

DRAWING TITLE:
UNIT_1_SORESBY_STREET_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
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LAND & BUILDING MEASUREMENT

SCALE:
1:200/1:1000

DRAWING NO:
01

REVISION:
-

UNIT:
-

PROJECT NO:
SHEET SIZE:
A3

