

FOR SALE / TO LET.

11,259 sq ft (1,046 sq m).



85 New Square, Chesterfield, S40 1AH.

Office Building with Potential for Alternative Use including Health, Food & Drink, Leisure, Education and Residential.

Location.

The property is located in the Town Centre, just off New Square in a mixed area of commercial, residential and leisure properties. It is within close proximity to the Town Hall and the pedestrianised New Square area.

Description.

The property comprises a detached building with accommodation over two floors.

The property has been used as the Customer Service Centre for Chesterfield Borough Council, with Ground Floor comprising substantial reception/open plan area, with a series of offices / meeting rooms. There is both staircase and lift, providing access to the First Floor, which has further office space in a series of rooms. There are the usual WC provisions, including accessible WC and a kitchen.

Outside, there is a car park area, which with some reconfiguration can accommodate 14 individual spaces, accessed directly from Rose Hill.



Sat Nav: S40 1AH



Accommodation.

The business rates entry on the Valuation Office Agency (VOA) website records that the property comprises the following measurements, subject to a “check measure” by the prospective purchasers:

Description	Sq M	Sq Ft
Ground Floor Offices	642.91	6,920
First Floor Offices	403.10	4,339
Total Net Internal Area	1,046	11,259
(Basement Plant Room)	20.20	217

Tenure.

We understand the property is Freehold.

Planning / Use.

The property is currently used as offices. Alternatively, we are informed by the Planning Authority that consideration would be given to health, food and drink, leisure, education and residential, but not retail. Subject to appropriate consents in the usual manner.

Rating.

The building has a Rateable Value of £69,000. Interested parties are advised to make their own enquiries with the Business Rates team at Chesterfield Borough Council to confirm the rates payable.

<http://www.chesterfield.gov.uk/council-tax-and-business-rates/business-rates.aspx>

Terms.

The property is offered for sale freehold with vacant possession on an offers invited basis – guide price £675,000 plus VAT.

Alternatively, consideration will be given to a lease on terms to be negotiated. Rental guide of £80,000 per annum exclusive.

EPC.

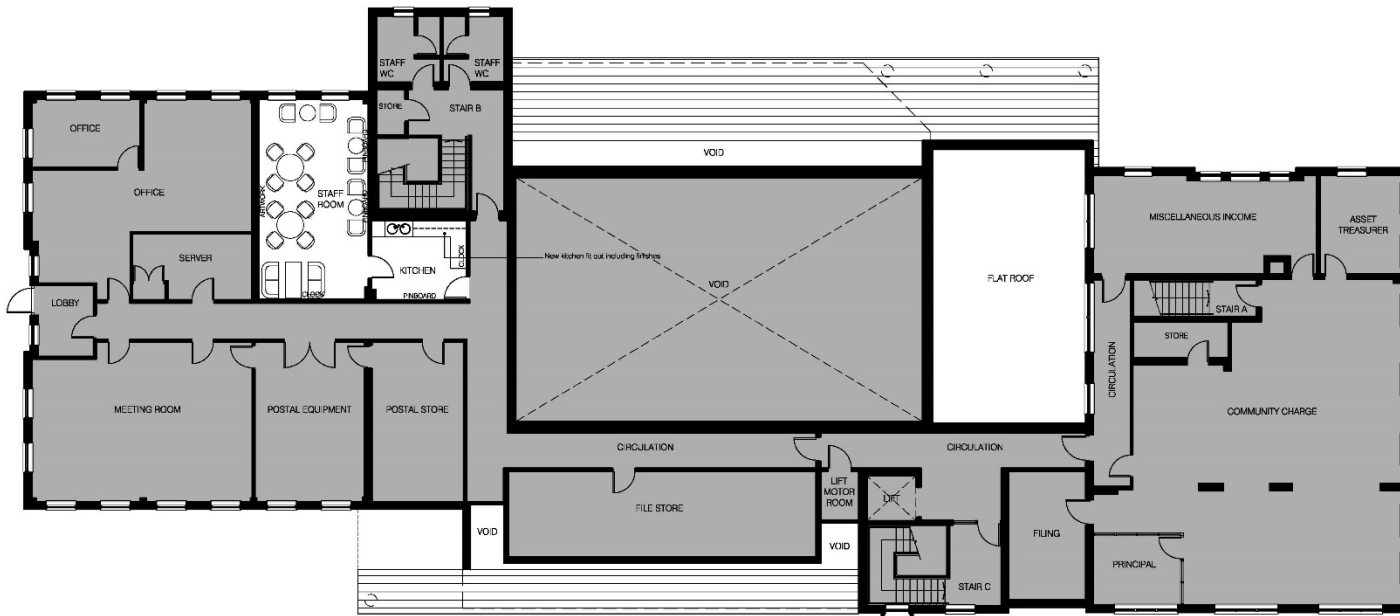
The property has an Energy Performance Certificate (EPC) rating of E(115).

VAT.

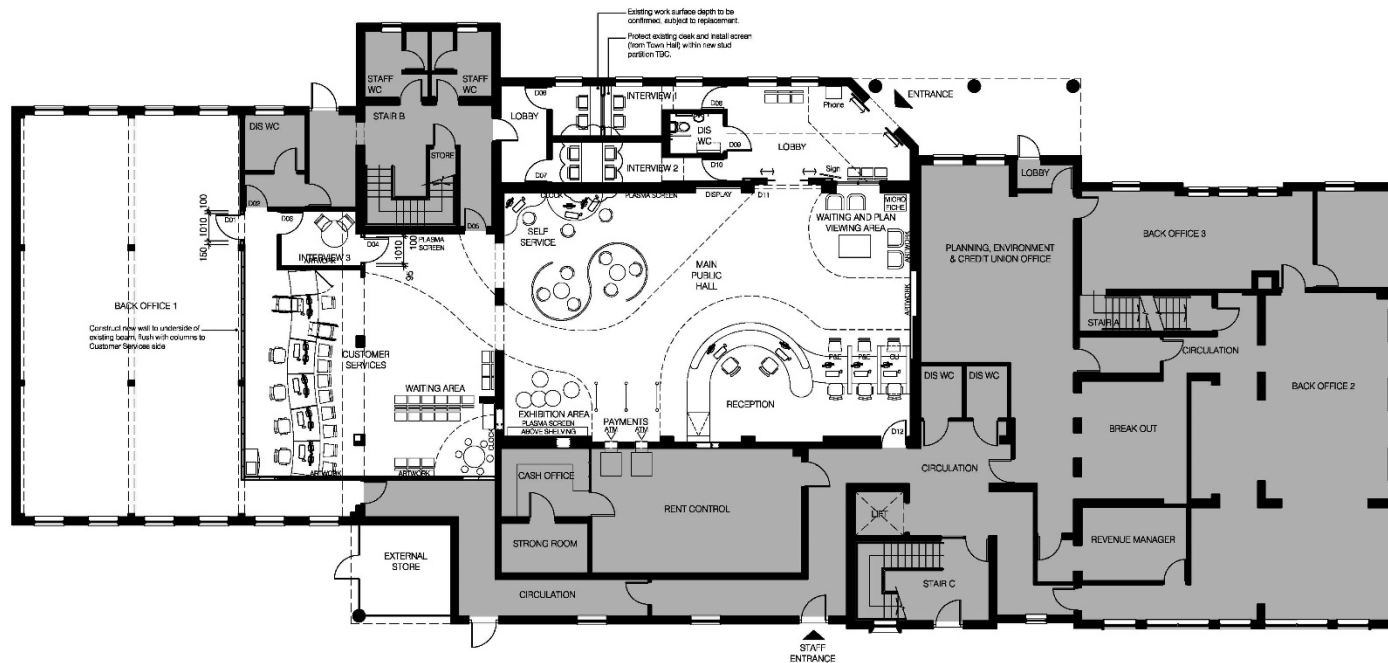
All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Interested parties will be required to meet the Vendor's in house surveyors and legal costs on the transaction. This amounts to 1.5% for Legal and 1.5% for Surveyor's (3% total), subject to a minimum of £800 for each (£1,600 total).



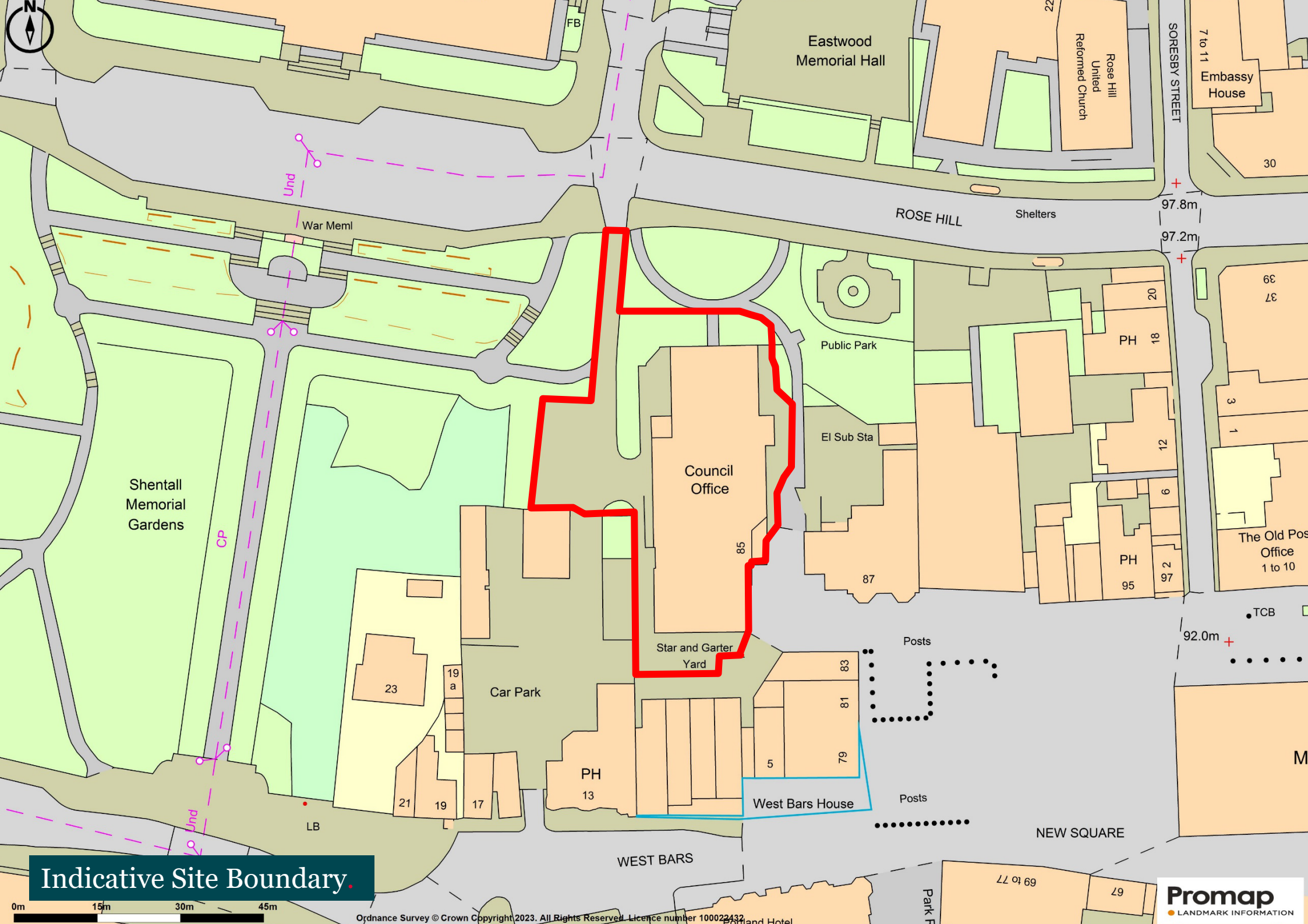
FIRST FLOOR GENERAL ARRANGEMENT PLAN



GROUND FLOOR GENERAL ARRANGEMENT PLAN







Indicative Site Boundary.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated October 2023. Photographs dated September 2023.

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