



8 Glumangate
Chesterfield

**Butchers Shop
8 Glumangate
Chesterfield
S40 1TX**



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A rare opportunity to acquire a commercial premises in the heart of the busy market town of Chesterfield. With attractive shop frontage onto the high street and being arranged over four floors offering approximately 162.1 square metres of space, the premises has previously been used as a Butchers shop and offers flexibility for a variety of uses.

For Sale by Public Auction on 25th March 2024

Guide Price:

£220,000—£230,000



Bakewell office—01629 812 777



Bakewell@bagshaws.com



Location

The Butchers shop is located in Chesterfield town centre, just off the High street with great accessibility and shop frontage. The popular market town of Chesterfield offers a wide range of amenities together with a railway station and quick access to the M1 motorway at junctions 29 and 29A. The premises is positioned a short walk from multiple car parks.

Description

A period town centre commercial property split over four floors with large window frontage onto Glumangate There is potential for the building to be split into mix use including office space, shop/retail and possibly residential use to the first and second floors, subject to the necessary planning consents. Since the early 2000's the building has been used as a butchers shop but previously used as offices.





Ground Floor /Cellar

With large shop front windows and two doors leading onto Glumangate, the space is split into the shop floor and storage areas to the rear. With stair access to the cellar and first floor. Having two entrance doors will allow for separate access to the upper floors if the building was to be split.

The cellar is a useful storage space, which houses the meters.



First & Second Floors

Both floors have more recent been used for storage space but have previously been used for office spaces with building in storage and shelving. Both floors split into three main rooms and separate w/c's on each floor, all rooms having either front or rear aspect windows. The second floor benefits from a kitchenette.





Cellar

Ground Floor

First Floor

Second Floor

All measurements are approximate and for display purposes only

General Information

Services:

Mains water, electric, gas and drainage are all connected. There is a gas central heating boiler with radiators on the first and second floors.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

Local Planning Authority:

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

Business Rates:

The premises has a rateable value of £14,000 effective from 1st April 2023. The business rates will be approx. £6,986 per annum based on a multiplier of 49.9p. This may differ from the actual business rates bill.

Solicitors:

Jordans Solicitors, Unity Hall, Smyth Street, Wakefield, WF1 1EP

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Method of Sale:

The property is for sale by public auction on Monday 25th March at 3pm at The Agricultural Business Centre, Bakewell, DE45 1AH

Viewings:

Strictly by appointment through the Bakewell Office of Bagshaw's as sole agents on 01629 812 777 or e-mail: Bakewell@bagshaws.com.

Directions:

Heading into Chesterfield on the A619 Chatsworth Road from Baslow direction, stay in the middle lane at the roundabout and take the second exit onto Rutland Road into the town centre. Continue along that road for just under 300 yards, staying in the right hand lane and taking the right turn at the traffic lights. Follow that road for approx 300 yards and then turn right onto Rose Hill East, before taking the left run onto Rose Hill after the car park. Head straight for about 150 yards, then turn right onto Glumangate, where the property can be found on your right hand side, identified by our 'For Sale' board.

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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