



**37-39 Rose Hill, Chesterfield, Derbyshire S40 1TT**

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**RENT POA - £82,000 Per Annum**

**PINEWOOD**



**37-39  
Rose Hill  
Chesterfield  
Derbyshire  
S40 1TT**



**POA**

- THREE FLOOR BUILDING - GROUND, FIRST AND BASEMENT - GROSS FLOOR AREA - 12, 444 SQ FT
- FLEXIBLE LEASE TERMS ( 10 YEAR LEASE OPTION)
  - SECURE BUILDING - ALARMED
- POTENTIALLY SUITABLE FOR A WIDE VARIETY OF USES - IDEAL MINI SUPERMARKET
- AVAILABLE TO LET AS PART OR WHOLE BUILDING
  - CHESTERFIELD TOWN CENTRE LOCATION
  - BASEMENT - 1920 SQ FT / 178 SQ M
  - GROUND FLOOR - 6180 SQ FT / 574 SQ M
  - RATES TBC
  - CALL US NOW





TOTAL BUILDING £82, 000 PER ANNUM - 10 YEAR LEASE (FLEXIBLE TERMS)

TOTAL FLOOR AREA - THREE FLOORS - 12, 444 SQ FT/ 1156 SQ M

Being made up of a corner plot over three floors including a ground floor, first floor and basement.  
Suitable for a wide variety of uses.

TOWN CENTRE\*\*The first floor has its own entrance and is accessed from the side of the building on Soresby Street and includes several office spaces/generous rooms with natural light, kitchen area and toilets.

The ground floor has its own entrance and is accessed from Rose Hill with shop floor, separate rooms/office and a secure air locked area. The basement is accessed from this floor with a variety of useable/storage rooms.

Situated on a prominent area of the historic market town of Chesterfield, in the county of Derbyshire, nestled in between the cities of Derby and Sheffield, Close to the M1 Motorway access and on the edge of the Peak District. The surrounding area is of mixed use. Nearby retailers include Boots, Tesco, Primark, Halifax, Natwest, Lloyds, Barclays, Barbers, Butchers, Market Hall, Greek Restaurants, Tattoo Shops, Estate agents, Cafes. An open air market is held a short distance away on the Market Squares, with market days on Monday, Friday and Saturday.

This building is available on flexible lease terms and the building can be let part or whole and is suitable for a variety of uses (STP) ideal mini supermarket.

The premises have been used as an ESF government funded training provider. We would anticipate that the first floor may have potential to be utilised for alternative uses and would recommend that potentially interested parties contact Chesterfield planning department to seek further assistance

The property is available on a1 new lease with the tenant responsible for repair, decoration, property insurance premium, service charge, rates and utility charges.

\*\*PLEASE CALL PINEWOOD PROPERTIES TO ARRANGE YOUR VIEWING\*\*

### Total Sizes

Gross Frontage 18.3m (60' 0")  
Shop & Built Depth 31.4m (103' 0")  
Ground Floor 574 sq m (6180 sq ft)  
Basement 178 sq m (1,920 sq ft)  
First Floor 403.5 sq m (4,344 sq ft)



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



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