



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

-
-
-
- EPC D

RENT POA - 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
 - SECURE BULDING - ALARMED
- POTENTIALLY SUITABLE FOR A WIDE VARIETY OF USES
- 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
 - FIRST FLOOR - 4344 SQ FT / 402.5 SQ M
 - AVAILABLE NOW FOR VIEWING



VERSATILE BUILDING AVAILABLE FOR A VARIETY OF USES (EX BANK) WITH FLEXIBLE LEASE TERMS (NEW LEASE)

THREE STOREY CORNER BUILDING – APPROX TOTAL FLOOR AREA 12, 444 SQ FT

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, 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 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)

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 a new lease with the tenant responsible for repair, decoration, property insurance premium, service charge, rates and utility charges.

Rent on application/Rates – TBC

****PLEASE CALL PINWOOD 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)



Energy performance certificate (EPC)

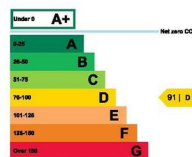
37-39 Rose Hill CHESTERFIELD S40 1TT		Energy rating D	Valid until: 6 December 2031 Certificate number: 8971-9332-4134-3329-6479
Property type	B1 Offices and Workshop businesses		
Total floor area	223 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

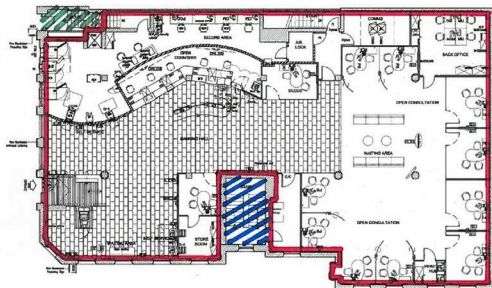
How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 | B**

If typical of the existing stock **80 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).



ROSE HILL
SORESBY STREET

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



PINEWOOD