



115 Saltergate,
Chesterfield, S40 1NF

OFFERS IN THE REGION OF

£250,000

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WILKINS VARDY

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SUBSTANTIAL DETACHED 'CLASS E' COMMERCIAL PROPERTY IN CENTRAL CONSERVATION AREA - POTENTIAL TO CREATE A 5 BED FAMILY HOME OR TOWN CENTRE OFFICE

Nestled in the heart of Chesterfield, this superb period detached property on Saltergate offers an impressive 2052 square feet of accommodation spread over three storeys. Previously utilised as a dentist, the property holds a commercial rating, making it an intriguing prospect for investors or those looking to establish a business in a prime town centre location. However, the true allure lies in its potential to be transformed into a magnificent family home, tailored to your personal taste and lifestyle.

Situated within the town centre conservation area, this property not only boasts a rich architectural heritage but also provides easy access to local amenities, shops, and transport links. The vibrant atmosphere of Chesterfield is right on your doorstep, offering a delightful mix of culture and convenience. Whether you envision a stunning family residence or a commercial venture, this property stands as a blank canvas, ready for your creative vision.

- 'Class E' Commercial Property in Town Centre Conservation Area
- Historic Building With Huge Potential
- Opportunity to Retain as Commercial or Convert Into Residential (Subject to consents)
- Investment Opportunity
- EPC Rating D
- 2052 Square Feet of Accommodation Over Three Storeys
- Good Sized Plot with Parking and Gardens
- Possible Five Bed Detached House
- Vacant Possession

General

Gas central heating (Combi Boiler)

Single and double glazed windows

Gross internal floor area - 190.7 sq.m./2052 sq.ft.

Council Tax Band - TBC

Tenure - Freehold

Class E Business Use & Restrictions

The property will be sold with a restriction preventing use as a dentist.

However Class E Commercial, Business and Service Use, or part use, for all or any of the following purposes:

- a) Shop other than for the sale of hot food
- b) Food and drink which is mostly consumed on the premises
- c) the following kinds of services principally to visiting members of the public
 - i. financial services
 - ii. professional services (other than medical services)
 - iii. any other services which it is appropriate to provide in a commercial, business or service locality
- d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms)
- e) Medical services not attached to the residence of the practitioner
- f) Non-residential creche, day centre or nursery
- g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)

Potential Residential Use

We believe there may be potential to change the property to residential, or a mix of class E and residential, using Permitted Development Rights under Classes MA or Class G.

It should be noted that the Permitted Development Classes mentioned do not require full planning permission but a prior approval to the Council is still required. No formal enquiries have been made with Chesterfield Borough Council, so it is the responsibility of the buyer to make their own enquiries prior to making an offer. You should also be aware that buyers might have difficulties obtaining a standard residential mortgage on this property. Wilkins Vardy have in house financial advisers who will be able to help with finance options if requested.

Internal Fittings

At the time of this listing, dentistry furniture was still in place. The current owners will be removing all fittings to their new premises so none of the fittings re included in the sale.

On the Ground Floor

A side entrance door opens into an ...

Entrance Hall

Which continues through to a reception area. There is also a door giving access to steps which lead down into a vaulted cellar.

Reception Area

14'8 x 8'0 (4.47m x 2.44m)

Having a reception desk and a rear store area with fire exit. An opening leads through into a ...

Kitchenette

8'1 x 8'0 (2.46m x 2.44m)

Reception Room / Surgery

15'1 x 13'0 (4.60m x 3.96m)

Inner Hall

With staircase rising to the First Floor accommodation.

Reception Room / Surgery

12'7 x 10'8 (3.84m x 3.25m)

Reception Room / Surgery

12'7 x 12'1 (3.84m x 3.68m)

Cloaks/WC

Fitted with a 2-piece suite comprising of a corner wash hand basin and low flush WC.

On the First Floor

Landing

Having a door giving access to a staircase which rises to the Second Floor accommodation.

Reception Room / Surgery

10'0 x 9'0 (3.05m x 2.74m)

Reception Room / Surgery

13'2 x 12'6 (4.01m x 3.81m)

Reception Room / Surgery

12'6 x 10'6 (3.81m x 3.20m)

Shower Room

Fitted with a 3-piece suite comprising of a fully tiled shower cubicle with shower, wash hand basin and a low flush WC.

Inner Hall

Kitchen

Fitted with a range of base units with work surfaces over, including an inset sink with mixer tap.

Wash hand basin with vanity unit below.

Storage Room

With fire exit.

On the Second Floor

Landing

Reception Room / Surgery

13'1 x 12'6 (3.99m x 3.81m)

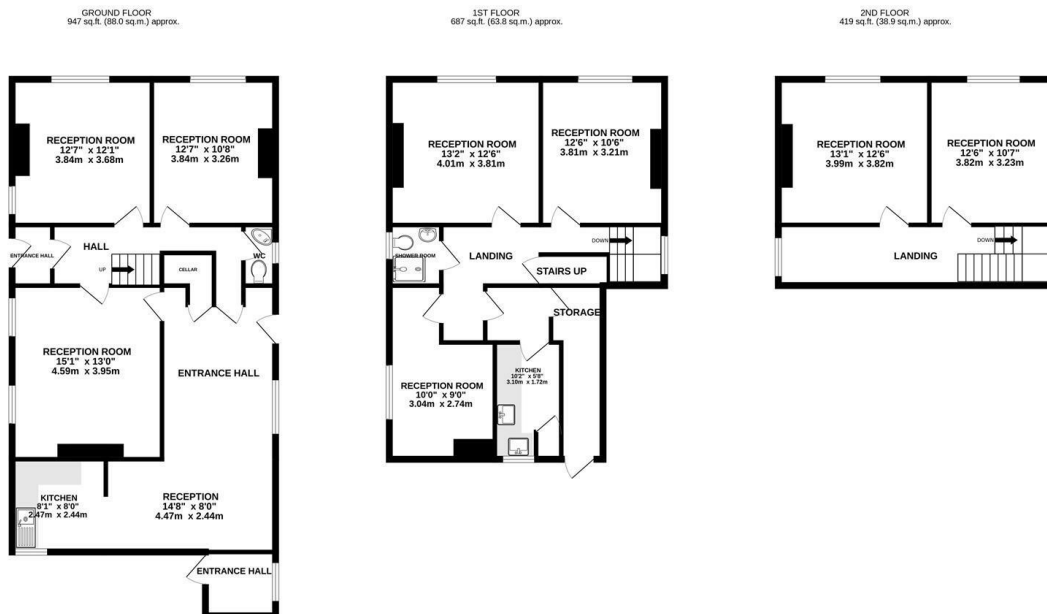
Reception Room / Surgery

12'6 x 10'7 (3.81m x 3.23m)

Outside

There is a car park to the rear of the property and a side garden with gate.





TOTAL FLOOR AREA : 2052 sq.ft. (190.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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