



23 West Bars, Chesterfield, Derbyshire, S40 1AB
£25,000 Per annum



* DOUBLE FRONTED GEORGIAN BUILDING TO LET * TEN OFFICES * CAR PARKING * CHESTERFIELD TOWN CENTRE * EASY ACCESS VIA EXCELLENT ROAD LINKS * LONG LEASE AVAILABLE * 2088 SQ FT.

Nestled in the heart of Chesterfield town centre, this detached prominent Georgian building, offers a unique opportunity for those seeking commercial office premises. This Grade II listed property is not only a functional and versatile workspace but is a beautiful building with historic architecture brimming with character and charm.

Situated close to the bustling retail area of Chesterfield town centre, the office space benefits from an excellent position from a visibility and accessibility perspective, making it an ideal location for businesses looking to establish a strong presence in the community or as a prestigious headquarters.

The interior of the building retains many original features, providing a distinctive atmosphere that sets it apart from typical office environments. The spacious layout allows for flexible use, accommodating various business needs whilst maintaining a professional and inviting ambiance.

The property is perfect for those who appreciate the blend of historic charm and significance alongside traditional functionality. Whether you are looking to expand your business or start afresh, this office space in West Bars can cater for a wide variety of purposes from traditional professional office space, to creative, wellbeing and beyond. It is a rare opportunity to find premises that promise to inspire productivity and creativity. Don't miss the chance to make this exceptional property your new business home.

Viewing is strictly through the agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



Description

This Grade II listed Georgian, Regency period building is prominent and well known in the town, adjoining the Town Hall and its gardens and the retail area of the town centre. Dating from the early 1800s it was purpose built as a solicitors office and well known in town as the offices of Shipton Hallelwell. A fine example of a Regency period property, probably the best example of a detached Regency premises in Chesterfield. It has never been on the market and is now offered to let. The property retains many features and may have connections with Chatsworth.

Accommodation

Rateable Value

RV £17,250

Interested parties should make their own enquiries to the Chesterfield Borough Council Rating Department.

Ground Floor

Entrance Vestibule

With door to front elevation, orginal flagstone flooring and radiator.

Reception

With continuation of the stone flooring, reception desk, fitted seating and doors to offices and stairwell.

Office One (Library)

18'0" x 15'5" (5.51m x 4.71m)
An impressive office with a range of fitted glass fronted bookshelves, store cupboards and original pigeon holes. There is a sash window to the front elevation with original working shutters, cornice coving and radiator.

Office Two

15'7" x 11'9" (4.76m x 3.60m)
With sash window to front elevation with original working shutters, cornice coving, picture rail and radiator.

Door back to reception area plus further door to:

Rear Office One Open Plan to Side Office/Reception

22'10" x 20'10" (overall measurement) (6.98m x 6.36m (overall measurement))
With reception desk, windows to side and rear elevations, safe, radiator.

Door to:

Kitchenette

With single drainer sink unit and storage below, window to rear elevation, door to outside and further door to:

Ground Floor WC

With low flush w.c., wash hand basin and window to rear elevation.

Rear Office Two

11'1" x 9'8" (3.40m x 2.95m)
With window to rear elevation and radiator.

Door leading from the reception area to:

Stairwell

With stone stairwell where recently installed gas central heating boiler has been installed. The stairs lead down to a storage room and a large basement document storage room.

Also giving access to the first floor accommodation and having large picture window to side elevation.

First Floor

Galleried Landing

With useful, large walk-in storage room.

Office One

15'5" x 13'4" (4.71m x 4.07m)
With sash window to front elevation and original shutters, fitted storage and radiator.

Office Two

13'8" x 13'1" (4.17m x 4.01m)
With window to side elevation, ample fitted storage cupboards and radiator.

Office Three

15'7" x 11'9" (4.76m x 3.60m)
With sash window and original shutters to front elevation, fitted storage and radiator.

Office Four

11'1" x 9'8" (3.40m x 2.95m)
With window to rear elevation and radiator.

Office Five

10'8" x 9'2" (3.26m x 2.81m)
With window to rear elevation and radiator.

Office/Store

11'9" x 5'2" (3.60m x 1.60m)
With window to front elevation.

First Floor WC

Having been fitted with a low flush w.c., wash hand basin, fitted bookshelving and window to rear elevation.

Outside

The premises occupy a prominent position within the town sitting in the shadow of the Town Hall and adjoining the Town Hall gardens with gardens to the front and rear offering parking spaces which are at a premium in the town centre.

There is ample off street parking, raised lawn area, and 2 brick built stores. The owners of the property are also in the process in the process of having wrought iron double gates and railings constructed which will replicate the original entrance to the driveway and provide additional security.

Lease Details

Terms will be subject to agreement, but it is suggested a lease of 10 years with rent review at the fifth year. The lease to be on full repairing and insuring terms.

Viewing

Strictly by appointment with the selling agents.

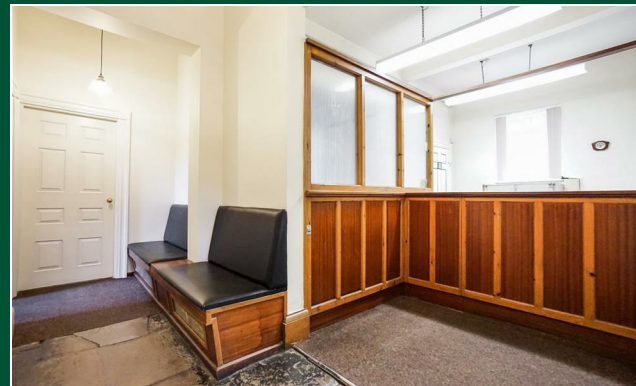
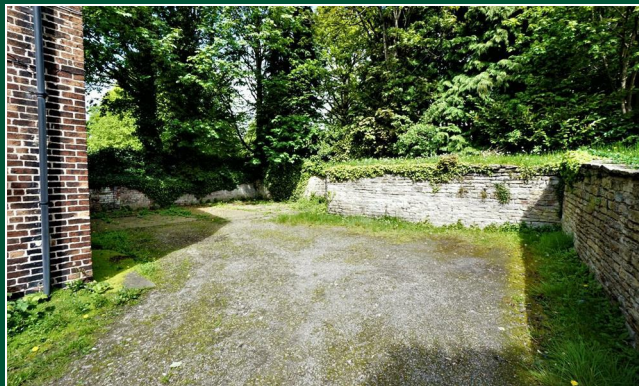
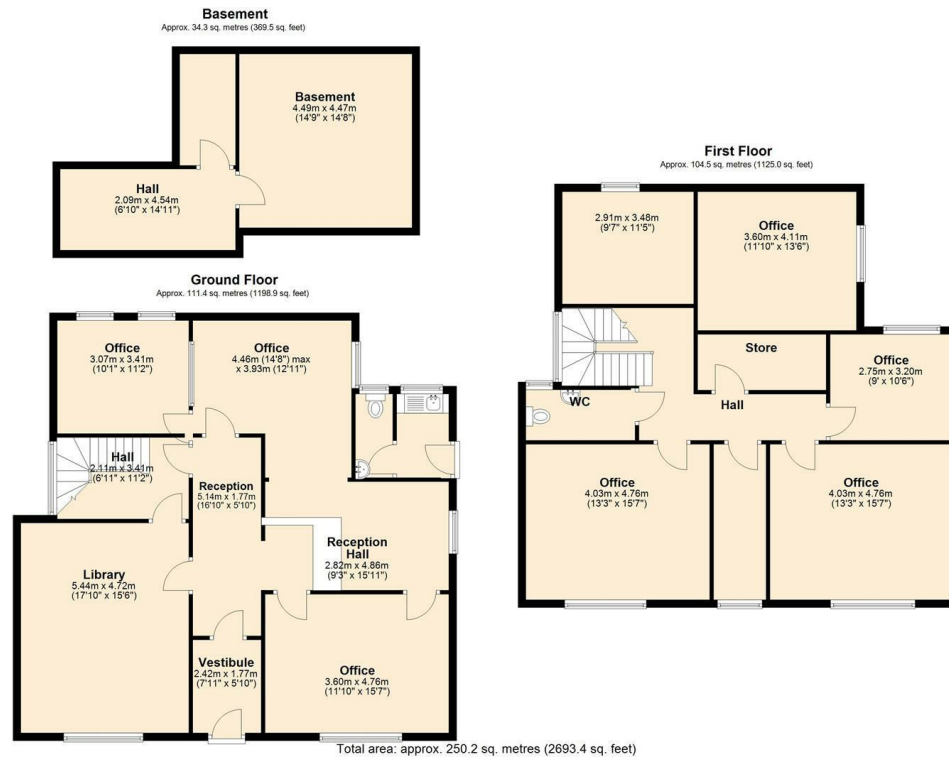
Services

All main services are installed and the property benefits from gas fired central heating.

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







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