



Former Hairdressing Salon, 5 Elder Way, Chesterfield, S40
Flexible Lease Terms Available £8,250 Per annum per annum

* NEW TO THE MARKET * FIRST FLOOR COMMERCIAL SPACE WITH GROUND FLOOR RECEPTION FROM ELDER WAY * APPROX 1500 SQ.FT OVERALL * FOUR ROOMS/OFFICES * KITCHEN * SEPARATE W.C. * PREVIOUSLY OCCUPIED BY HAIRDRESSING SALON * LOVELY ASPECT CLOSE TO PARKING AND PUBLIC TRANSPORT * GAS CENTRAL HEATING * AVAILABLE FOR IMMEDIATE OCCUPATION * SUITABLE FOR A VARIETY OF BUSINESSES

Occupying a prime and easy to access position with ample car parking and public transport facilities within walking distance this extremely spacious commercial space will suit a variety of potential businesses. The rent is being offered at a rate to generate interest and the landlord is prepared to offer flexible lease terms for the suitable tenant.

Entrance to the premises is accessed directly from Elder Way and a spacious reception area gives to the first floor where there is an open plan meet and greet area along with five rooms (two private) along with a kitchen and w.c.

There are five windows overlooking the Premier Inn and Bottle & Thyme restaurant to the front of the property which lets in lots of natural light and there is ceramic tiled flooring throughout.

Don't miss out on this great opportunity to acquire a versatile business space to impress your clients.



GROUND FLOOR

With door glazed door and security shutters leading into:

Reception

8'11" x 6'6" (2.72m x 2m)

A good sized reception area with tiled floor, radiator and stairs leading to first floor.

Store Room

7'2" x 4'7" (2.19m x 1.4m)

A useful store which leads to rear passageway incorporating bin store.

FIRST FLOOR

Open Plan Galleried Landing

8'11" x 6'6" (2.72m x 2m)

Open plan to the impressive stair well and giving access to:

Also having window to front elevation and tiled flooring.

Room One

15'5" x 15'5" (4.72m x 4.71m)

With continuation of the tiled flooring and also having two windows to front elevation and radiator.

Room Two

15'5" x 14'11" (4.71m x 4.57m)

Again, having continuation of the tiled flooring, window to side elevation along with wo radiators, water supply and drainage.

Room Three

15'5" x 15'5" (4.72m x 4.71m)

A private room with base cupboard unit and fitted sink, two windows to front elevation, continuation of tiled flooring and radiator.

Room Four

11'0" x 9'3" (3.37m x 2.83m)

Another private room with fitted sink unit, continuation of the tiled flooring, window to rear elevation and radiator.

Toilet

With low flush w.c., wash hand basin, partial ceramic wall tiling, laminate flooring, window to rear elevation.

This room also houses the gas boiler which provides heating and hot water.

Kitchen

11'0" x 5'8" (3.37m x 1.75m)

Having base and wall cupboard units with worksurfaces over and inset single drainer sink unit. Continuation of the tiled flooring.

Lease

Flexible lease terms available. Please contact the letting agent to discuss further.

Rateable Value

To be confirmed.

EPC

Available from the agent or by checking the EPC register www.gov.uk/find-energy-certificate

Availability

Immediate occupation is available due to the premises being currently unoccupied.

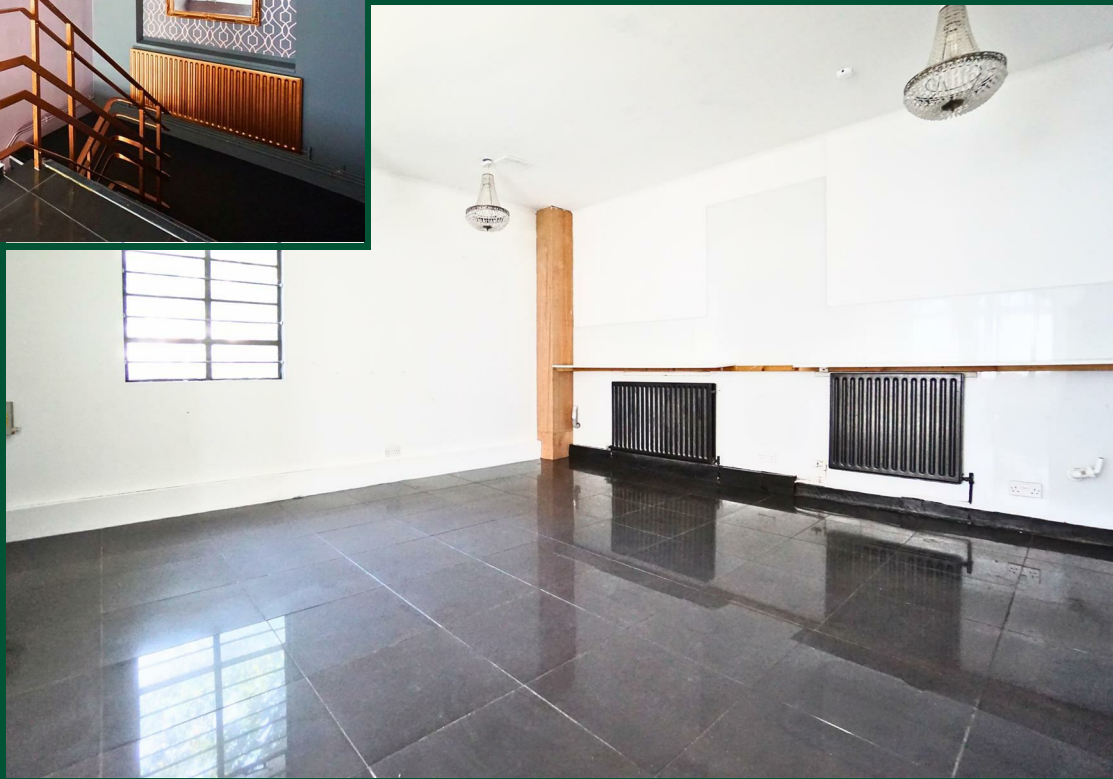
Use Class

Use Class E - previously used as hairdressing salon.

Viewing

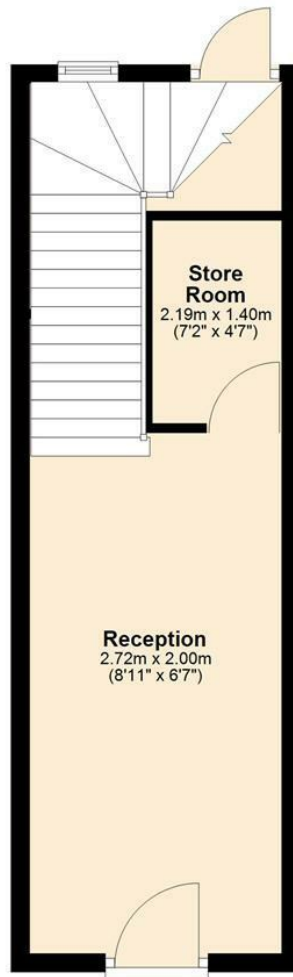
By contacting the Agent on 01246 232156

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.



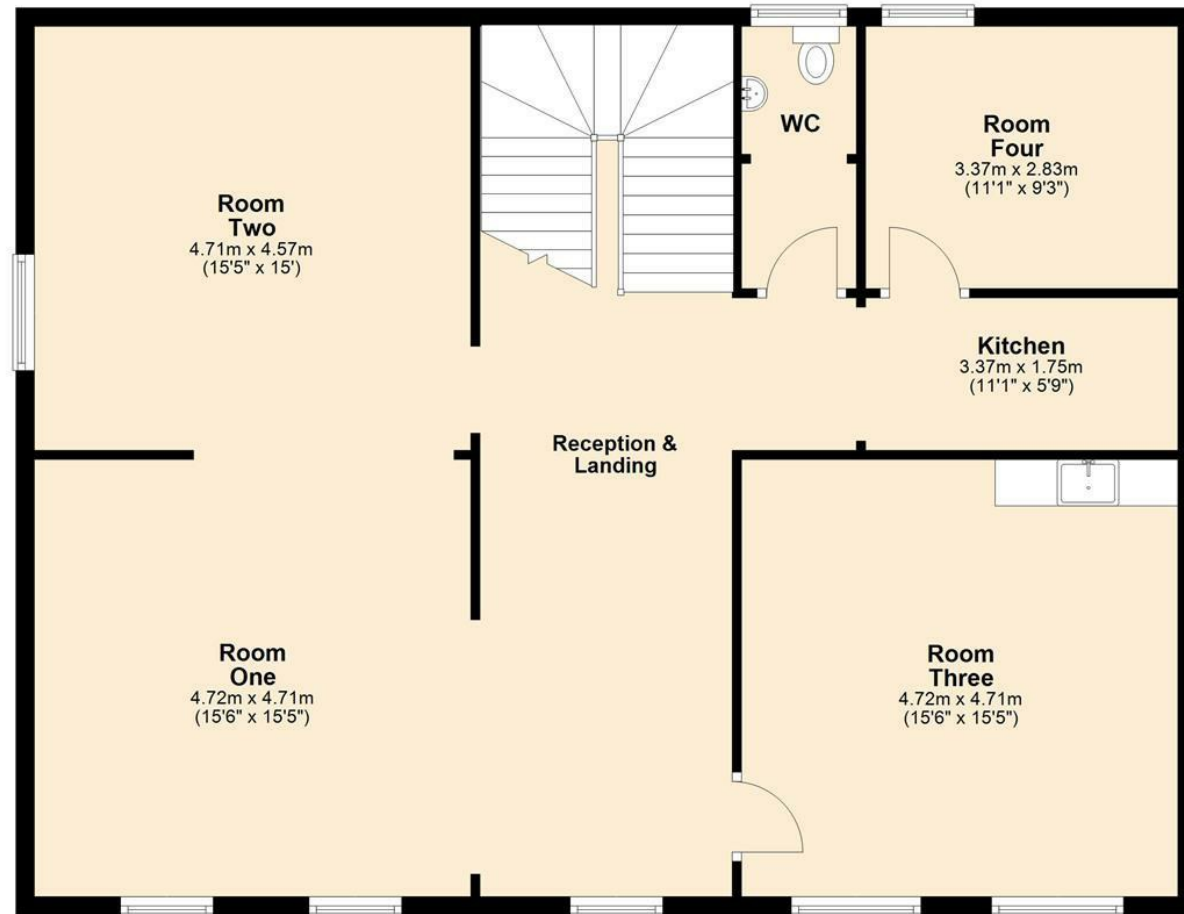
Ground Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



First Floor

Approx. 116.2 sq. metres (1251.0 sq. feet)



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)