



Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

01538 373308

ENQUIRIES@GRAHAMWATKINS.CO.UK

**FOR SALE BY ONLINE AUCTION
WEDNESDAY 29TH APRIL 2026**



**59-65 Chatsworth Road,
Chesterfield, Derbyshire, S40 2AL
Guide Price - £200,000 - £250,000**





DIRECTIONS

This property is situated in the centre of Chesterfield. From Queens Park Sports Centre in Chesterfield take a right out of the car park onto Boythorpe Road. Then, upon reaching the roundabout, take the first exit, signposted to Chatsworth, one way traffic, two lanes, take the right hand lane to the junction, heading back into Chesterfield. The property is on the opposite side of the road, as signposted by our 'For Sale' boards that are erected at the property. There is on road parking, otherwise, there is parking to the rear of the property, accessed down Chester Street, first turn left, then left towards the rear of the property which is accessed through a metal gate with Lorry Entrance sign.

SITUATION

59-65 Chatsworth Road is situated in the heart of Chesterfield with fantastic road frontage and strong commuting links to other towns and local amenities.

The property is located less than a mile from the centre of Chesterfield, being approximately 12.2 miles from Bakewell and 9.2 miles from Matlock.

DESCRIPTION

The property offers an excellent opportunity for improvement and to provide an investment income or alternatively would be of interest to those looking for a substantial development opportunity, with the property being a blank canvas to a number of potential purposes.

The site includes

- Four Commercial units with retail frontage
- Spacious storage buildings and car parking to rear
- Four-bedroom accommodation in need of complete renovation

The existing layout is further described below:



59 Chatsworth Road - Residential

Three bedroom brick and tiled accommodation in need of complete renovation.

Kitchen – 2.7m x 2.25m

Dining Room – 4.19m x 3.12m max

Living Room – 3.96m x 3.76m

Staircase leading to **First Floor Landing** giving access to: -

Bedroom Number One – 3.74m x 3.79m

Bedroom Number Two – 3.1m x 4.83m

Bathroom – 2.3m x 4.52m

With bath, WC and wash hand basin

Bedroom Number Three – 3.12m x 3.94m

Bedroom Number Four / Office – 5.0-m x 3.7m

59A Chatsworth Road – Commercial

Retail Lock Up Unit – 3.72m x 4.72m max

Cellar – 3.62m x 3.63m



61 Chatsworth Road – Commercial

Entrance Room – 3.87m x 3.98m

Corridor – 3.9m x 1.5m

With stairs off

Back Room – 3.97m x 2.27m

Kitchen – 1.26m x 1.9m

With stainless steel sink and WC off

Cellar – 3.63m x 3.6m



63 Chatsworth Road – Commercial – unfinished

Main Room – 8.78m x 3.54m

Stairs off

Storage Room – 2.31m x 1.86m

WC off

*Staircase leading to **First Floor** giving access to: -*

Front Room – 4.65m x 3.61m

Back Room – 3.56m x 4.0m

Access to loft/attic



65 Chatsworth Road – Commercial

Retail Shop – 3.78m x 4.84m

Back Room – 3.78m x 2.64m

Kitchen – 2.88m x 2.29m

With stainless steel sink and off this room, WC and wash hand basin

Staircase leading to **First Floor Landing** giving access to: -

Front Storage Room – 3.71m x 4.03m

Storage Room Two – 1.59m x 3.92m

Office – 2.57m x 3.27m

Back Storage Room – 2.3m x 2.94m

With WC to rear



Building to Rear – Former Abitoir/Cutting Rooms

Entrance Room – 3.55m x 5.6m

Storage Room – 8.66m x 3.77m

Chill Room – 6.86m x 2.8m

Freezer – 2.8m x 2.8m

Chill Room – 10.2m x 3.3m



Outside

The property has the benefit of a large outside space extending to approximately 230m², as well as the following: -

Outdoor Bathroom with WC – 2.4m x 2.2m

Outdoor Utility – 2.2m x 2.45m

2 Temporary Storage units – 2.3m x 2.4m



Note

The property benefits from a right to park to the rear of the property as shown by the area hatched in red on the included plan. There is parking for multiple vehicles within these areas.

Services

We understand that the property is connected to mains electricity, water and drainage, with each property having a meter for electricity and water.

Local Authority

The local authority is Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield, S40 1LP – 01246 345 345, to whom enquiries should be addressed in respect of planning or any other relevant matters.

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure and Possession

We understand the property is held freehold. The property is to be sold with vacant possession.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Wayleaves & Easements

The property is to be sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting, then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

