

**On the instructions of the
Joint Fixed Charge Receivers**



Online Auction

Thursday 15th October 2026



**Dents Building,
79-83 New Square,
Chesterfield, S40 1AH**

SW

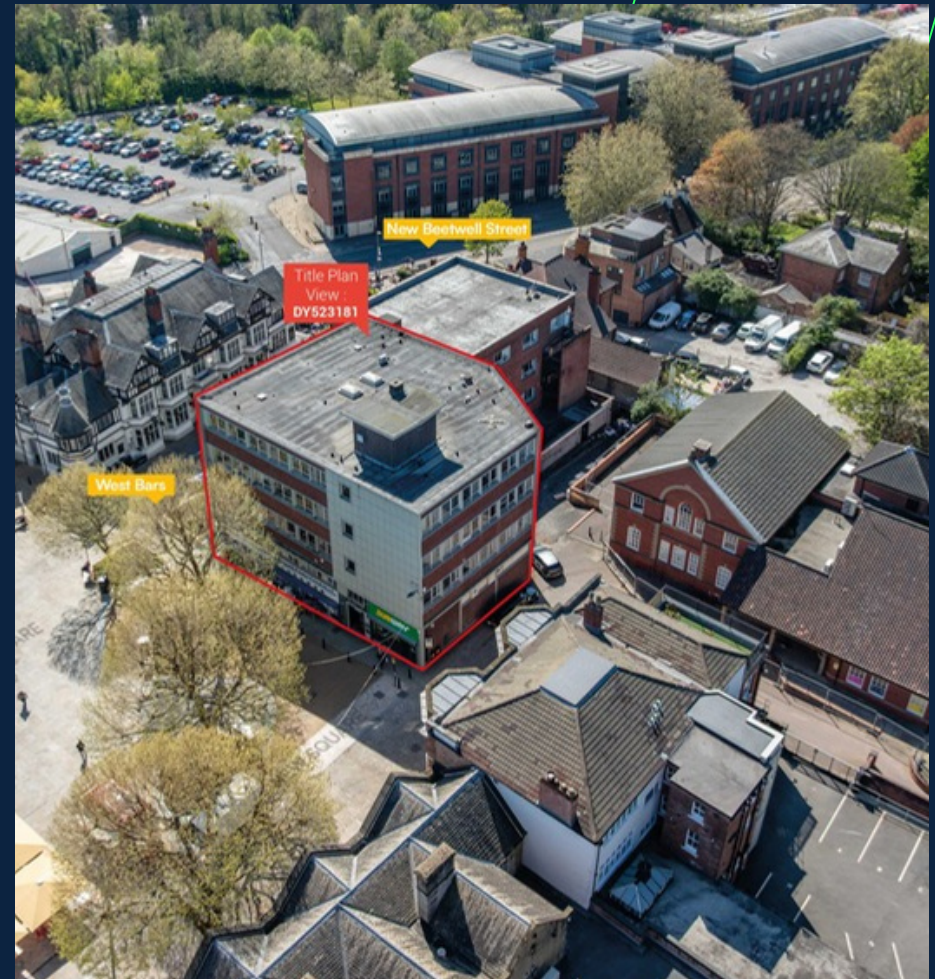
Sanderson
Weatherall

Prominent freehold town centre retail and office building with potential to improve income – Part vacant investment producing £42,500 per annum

- Guide Price: £395,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Highly prominent town centre retail and office investment
- ▶ Significant scope for asset management initiatives to improve income
- ▶ 1,394.50 sq m (15,012 sq ft)
- ▶ Producing £42,500 per annum with part vacant possession



Description

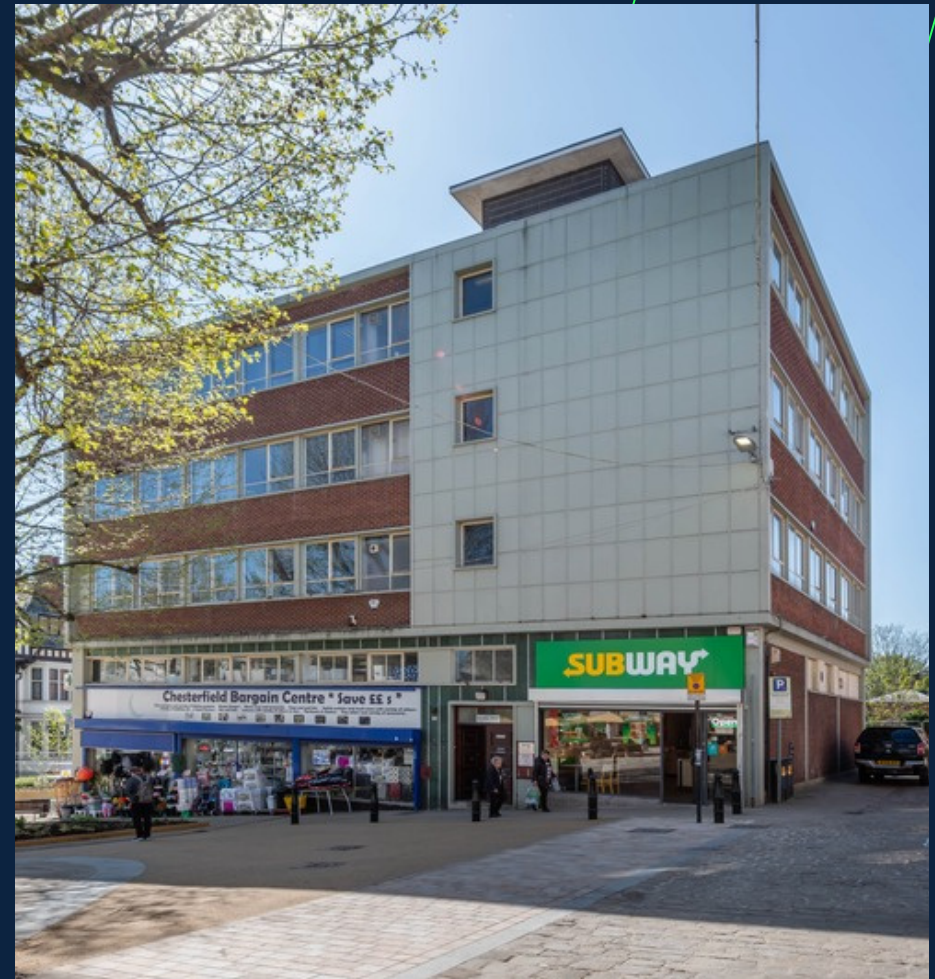
The property comprises a prominent four storey mixed use building, having ground floor retail units fronting New Square and West Bars, with office accommodation to the upper floors. In addition, there is a mezzanine floor between the ground and first floor, and a basement, which is used for storage and maintenance facilities.

The building is made up of a reinforced concrete frame (columns and beams) with reinforced concrete floor slabs. The building is clad with a combination of brickwork spandrels, precast reinforced concrete panels, which have recently been replaced, and extensive glazing. The property is set below a flat roof.

In total there are 4 ground floor retail units. One larger unit, which mainly fronts New Square, but with a return frontage on to West Bars, and three smaller units, one fronting New Square and two fronting West Bars. There is a separate entrance to the upper floor offices from New Square which has a staircase and a lift.

Internally, each of the ground floor retail units have been finished to the individual occupiers standard corporate retail fit out. The larger unit, which is occupied by Chesterfield Bargain Centre, has the benefit of the mezzanine floor.

Internally, the upper floor office accommodation, is self-contained to each individual floor. There are a number of stud partition walls, which have been installed to create separate office accommodation. Heating is provided by wall mounted hot water radiators. Each floor has the benefit of a kitchen and WC's.



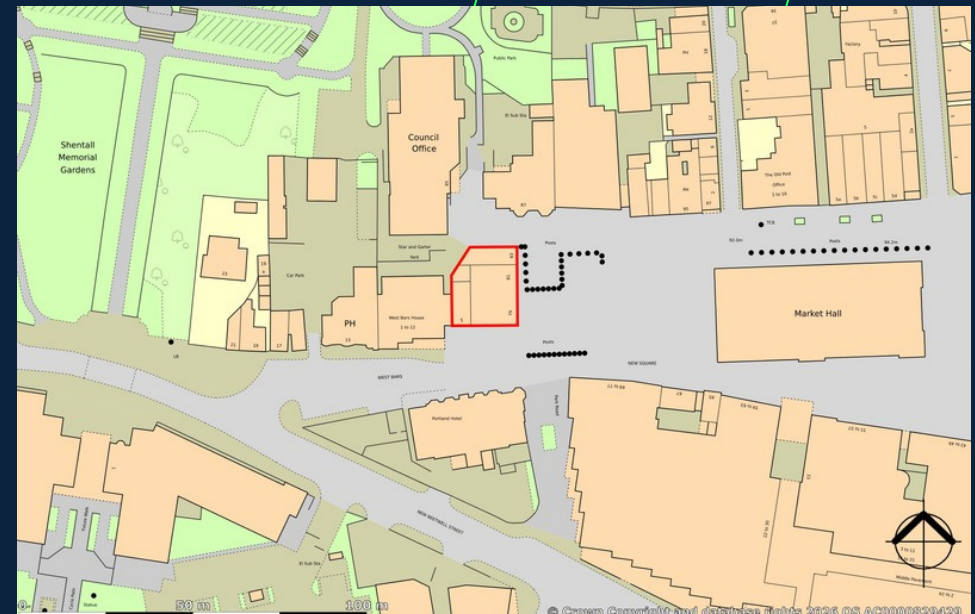
Location

Chesterfield is the second largest town in Derbyshire, it is approximately 24 miles north of Derby and 11 miles south of Sheffield.

The property is located in Chesterfield town centre, situated prominently to the western side of New Square, together with a second frontage to West Bars, and immediately adjacent to the outdoor marketplace, which has recently undergone extensive public realm works.

The property effectively forms an extension to Market Place, in a semi-pedestrianised location. The Pavements Shopping Precinct is within close proximity.

The former Chesterfield Borough Council Service Centre, which is earmarked for redevelopment, is situated to the side of the property. There are a number of national retailers within the immediate area. The premises are also positioned towards the towns professional business district and Chesterfield's Town Hall.



Tenancies & Accommodation

Address	Floor	Use	Sq M	Sq Ft	Tenant	Lease Term	Rent (£pa)
3 West Bars	Ground	Retail	74.30	800	Vacant		
5 West Bars	Ground	Retail/office	49.50	533	Vacant		
79-81 New Square	Ground	Retail	81.30	895	Subway	15 years from 09/2020	£10,000
81 New Square	Mezzanine	Office/storage	10.80	116	MN Enterprises (SY) Ltd	3 years from 07/2022 (holding over)	£20,000
Dents Chamber	First	Office	297.10	3,198	Derbyshire Alcohol Advice Centre (1)	15 years from 04/2012	£12,500
Dents Chamber	Second	Office	344.50	3,708	Vacant		
Dents Chamber	Third	Office	312.70	3,366	Vacant (2)		
TOTAL			1,394.50	15,012			£42,500

(1) Derbyshire Alcohol Advice Centre have served their notice and expect to vacate the premises by the end of October. Their rent will be due until 30/04/2027.

(2) The former tenant has vacated the premises but have been allowed access to remove their office furniture and we expect this to be completed before the auction date.



Planning

The property is currently used for retail and office purposes. It is possible that the property would be suitable for a wide spectrum of alternative uses (subject to planning). Enquiries regarding your proposed use of the property should be discussed with Chesterfield Borough Council Planning Department www.chesterfield.gov.uk.



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Guide Price

£395,000

Tenure

Freehold

VAT

We understand VAT is payable

EPC

3 West Bars - C (68)

5 West Bars - C (51)

5 West Bars - E (118)

79 New Square - C (73)

83 New Square - D (99)

1st Floor, Dents Chambers - D (79)

2nd Floor, Dents Chambers - C (71)

3rd Floor, Dents Chambers - E (125)

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Dated - 11/09/2026