



to let

commercial

Available
as a whole
or in part

1A, 1B & 2A, 131 Chatsworth Road, Chesterfield, S40 2AU

PRIME COMMERCIAL OPPORTUNITY

Available as a Whole Or In Part | Outstanding Location | High Footfall



ROY PETERS ESTATES

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Seize the opportunity to establish your business in one of the busiest and most sought-after areas in Chesterfield. This ready-to-let restaurant and bar space offers a dynamic setting ideal for an ambitious operator looking to thrive.

The property is available as a whole or may be split to suit an occupier's requirements, subject to terms being agreed.

Key Features:

- Located in the heart of a vibrant, high-traffic area
- Spacious interior with versatile layout options
- Fully licensed for food and beverage operations
- Outdoor seating
- Parking
- Modern facilities, stylish fittings, and an inviting atmosphere
- Surrounded by thriving shops, bars and residential communities
- Available as a whole or in part, subject to terms

Whether you're launching a new concept or expanding an established brand, this property offers the perfect platform for success.

Benefit from constant footfall both day and night, a lively environment, and a community eager for exciting dining and nightlife experiences.

Rent

£71,500 pa exclusive of VAT at the prevailing rate

Business Rates

The premises are listed on the Valuation Office website as having a Rateable Value of £55,000 pa. Please contact Chesterfield Brough Council directly to confirm the Rates Payable and any relief you may be entitled to.

Accommodation

Ground Floor	– 2,626 ft ²
First Floor	– 1,765 ft ²
Total	– 4,391ft²

The above measurements are exclusive of the outdoor seating areas to the ground and first floor

Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

EPC

Available on request

VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal costs

Each party to bear their own costs.

MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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Viewing

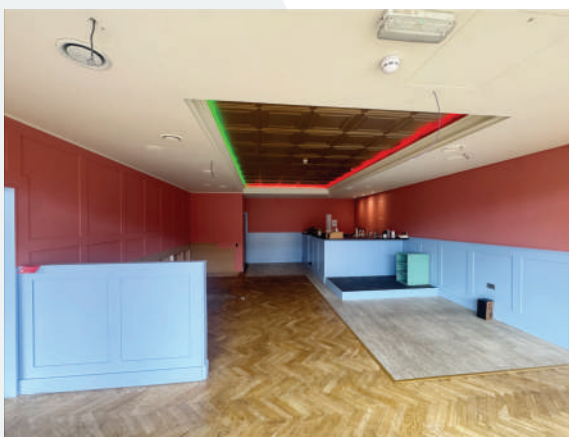
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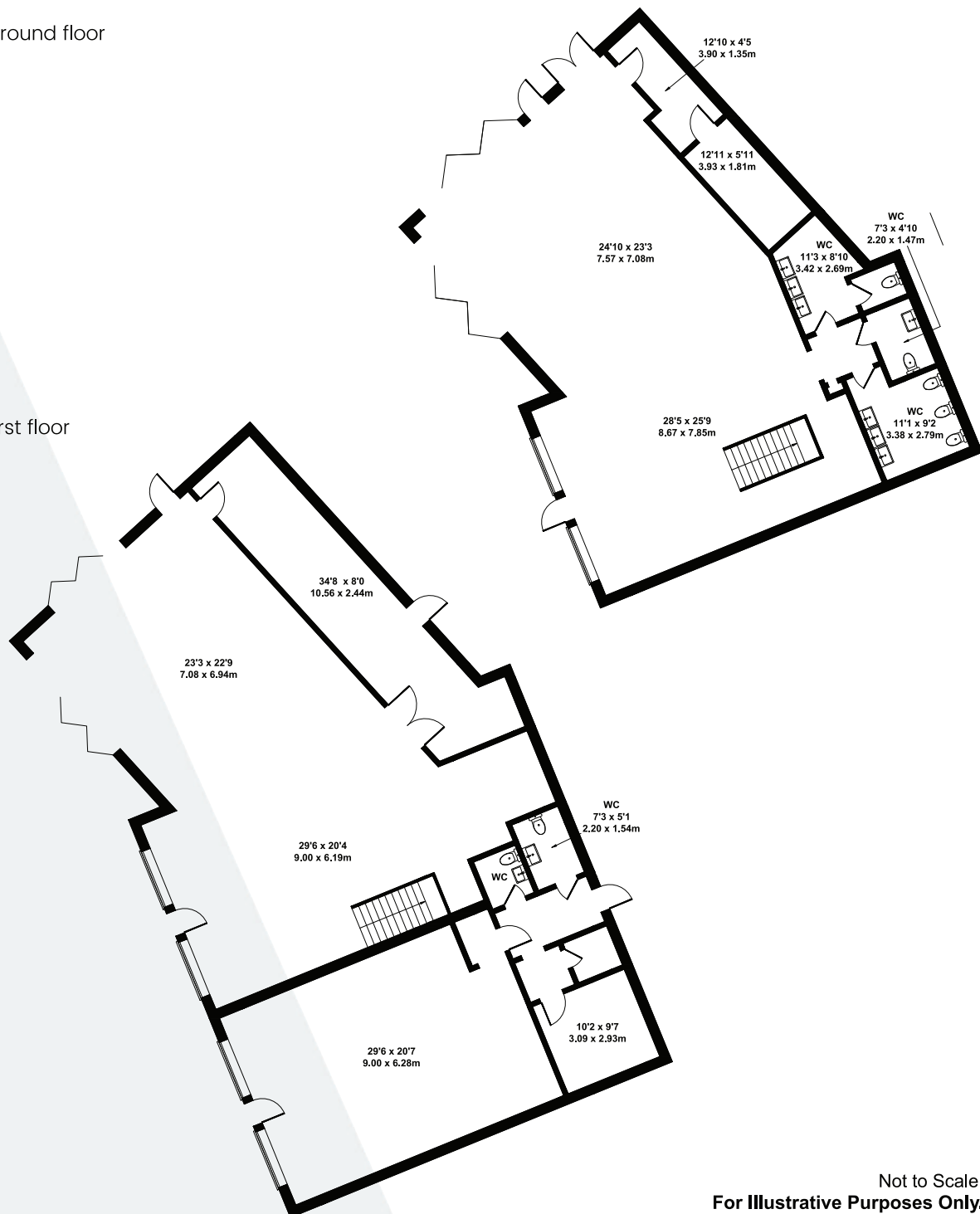


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Floorplan

Ground floor

First floor



Not to Scale.
For Illustrative Purposes Only.

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