

Chesterfield

1 Market Place

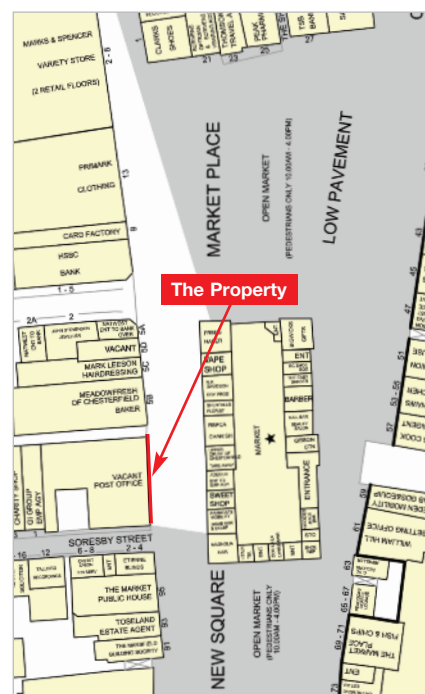
Derbyshire

S40 1TL

- **Attractive Grade II Listed Freehold Building with Planning Permission for Retail/Restaurant and Residential**
- Retail/restaurant (A1-A3 use class) totalling 4,210 sq ft over two floors
- Upper floors with planning permission to create 7 apartments (6,060 sq ft)
- Pedestrianised position in the town centre
- Close to Marks & Spencer and Primark
- VAT not applicable

Vacant

On the Instructions of



Tenure

Freehold.

Location

Chesterfield is an affluent market town located 10 miles south of Sheffield and 27 miles north of Derby. The town has excellent road communications via the A61 and the A619. The town also benefits from regular rail services to Manchester, Birmingham and London St Pancras.

The property is situated in the heart of the town centre, overlooking the pedestrianised Market Place at the junction with Soresby Street. Occupiers close by include Marks & Spencer, Primark, HSBC, Age UK and Barclays Bank, amongst many others.

Description

This attractive Grade II listed property is arranged over basement, ground, two upper floors and a mezzanine to provide a large former post office. The ground and basement floors benefit from consent for retail/restaurant use, whilst the upper floors benefit from planning permission to create seven apartments.

The property provides the following accommodation and dimensions:

Basement	60.6 sq m	(653 sq ft)
Ground Floor	330.5 sq m	(3,557 sq ft)
Subtotal	391.1 sq m	(4,210 sq ft)

First, Second and Mezzanine Floors – planning permission to create 7 apartments totalling 563 sq m (6,060 sq ft) exc. common parts
NB Not measured by Allsop. Floor areas provided by the Vendor.

Tenancy

The property is to be offered VACANT.

Planning

The property benefits from planning permission (Refs: 16/345/FUL and 16/346/LBC) dated 1st August 2016 and 26th August 2016 for the proposed conversion of the building to create 7 apartments (2 x one bedroom, 4 x two bedroom and 1 x three bedroom flats) and refurbishment of the ground floor A1 unit with change of use to include A1-A3 uses, and other ancillary works.

For further information and floor plans visit www.chesterfield.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 173 Chesterfield**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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