

bothams

1871



75 Saltergate

, Chesterfield, S40 1JS

£20,000 Per Annum



75 Saltergate

, Chesterfield, S40 1JS

Prominent and very well-situated office space with parking in the town centre

75 Saltergate

The property is situated within an attractive period building of immense character, in a highly prominent position on Saltergate, a main arterial route through the town centre, within the heart of the market town of Chesterfield close to the town centre.

There is an excellent range of accommodation set over five floors, having previously been occupied by a long established legal practice, providing comfortable office space with exceptional flexibility and the major benefit of parking to the rear – increasingly rare in the town centre.

A viewing is essential to appreciate the scope of the accommodation on offer.

The Accommodation

Entered off the main Saltergate via the grand entrance door, the premises have a large entrance hallway off which is the reception office to the frontage, and a large office to the rear, beyond which is a rear porch providing access to the rear car park. Central to the property is the attractive stair case, connecting the four main floors of accommodation.

To the lower ground floor is an office and a staff room/ kitchen, with a WC to the rear. The lower ground floor benefits from its own access from the front and rear.

To the first floor is a large open plan office flooded with natural light to the frontage with views towards the town centre, and a further office to the rear. There is store which connects the two offices, and a WC to the rear.

To the second floor are three further offices and a WC facility, and access to the third floor attic storage room, racked out to provide excellent storage facility.

Whilst currently configured as office space, the premises provide excellent flexibility, and could provide an opportunity for other uses such as salon and beauty or leisure uses, potentially subject to planning consent.





Accommodation Summary

Ground floor

Reception Office 3.89 x 3.84 = 14.94 SQM 161 SQFT
Office 1 5.29 x 4.38 = 23.17 SQM 249 SQFT
Store 2 x 1.089 = 2.18 SQM 23 SQFT

First Floor

Office 2 5.4 x 3.84 = 20.74 SQM 223 SQFT
Office 3 4.37 x 4.04 = 17.65 SQM 190 SQFT
Store 2 x 1.1 = 2.20 SQM 24 SQFT

Second Floor

Office 4 3.836 x 2.88 = 11.05 SQM 119 SQFT
Office 5 2.85 x 2.4 = 6.84 SQM 74 SQFT
Office 6 4.414 x 3.535 = 15.60 SQM 168 SQFT
Store 2 x 1.1 = 2.20 SQM 24 SQFT

Lower Ground Floor

Lower Ground Office 3.515 x 3.824 = 13.44 SQM 145 SQFT
Staff Kitchen 4.081 x 4.75 = 19.38 SQM 209 SQFT
Cupboard 1.04 x 1.1 = 1.14 SQM 12 SQFT
Cupboard 1.04 x 1.13 = 1.18 SQM 13 SQFT
Store 2 x 1.1 = 2.20 SQM 24 SQFT

Third Floor Attic

Attic Store 6.276 x 4.867 = 28.97 SQM 312 SQFT

Total 182.88 SQM 1,969 SQFT

Terms

Available 'To Let' on a new lease - term and terms negotiable - envisaged is a minimum three-year lease to be granted effectively on full repairing and insuring terms in compliance with the principles of the Code for Leasing Practice.

Rental Guide

The premises are offered 'To Let' at a guide price of £20,000 to £22,000 per annum exclusive, payable monthly in advance exclusive of non-domestic rates, V.A.T. and the usual tenants outgoings.

Possession

The premises are currently vacant, and therefore possession can be granted upon completion of legal formalities and payment of the first months rent, bond and any costs as required.

Services

Mains electricity, gas, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use and to confirm the continuance of supply.

Non-Domestic Rates

The premises are currently entered in the rating list as part of adjoining premises, and therefore a reassessment will be required to rate the property individually.

Depending on configuration, the premises may qualify for small business relief, meaning little or no rates may be payable for qualifying occupiers, subject to reassessment.

References

References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited trading accounts will be required for consideration, and/or Directors sureties and/or suitable rent deposit may be required in confirmation of financial standing.



Floor Plan



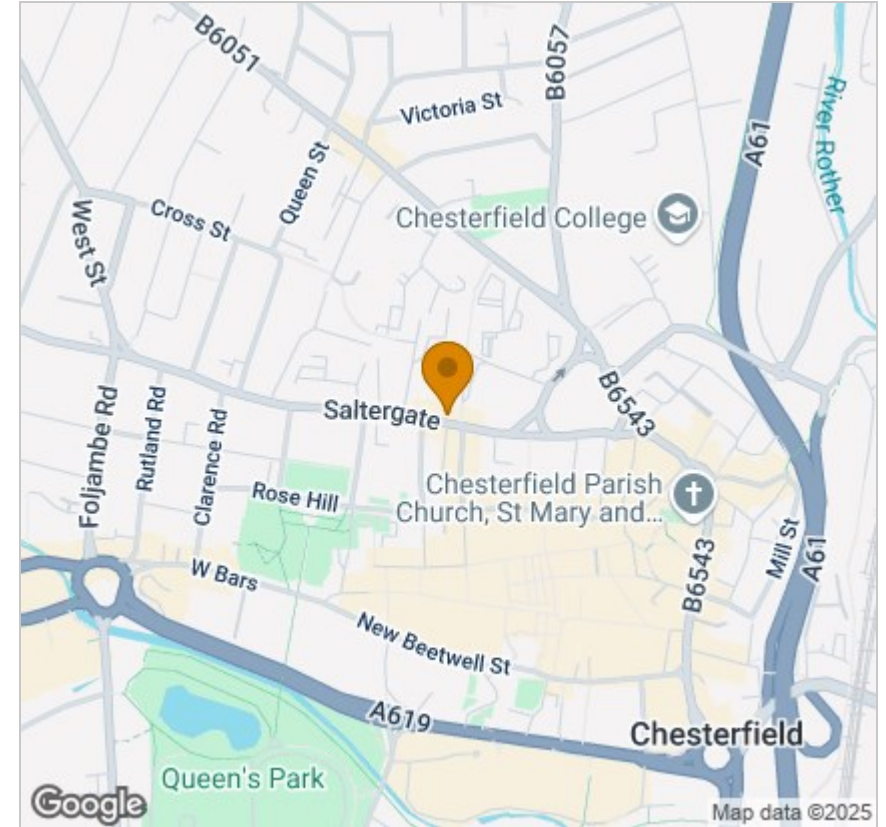
Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ
Tel: 01246 233121 Email: enquiries@bothams.co.uk

Area Map



Energy Efficiency Graph

