

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Former Scout Hut, Charlotte Lane, Bradwell,
Hope Valley S33 9HH**



- **Former Chapel & Scout Hut**
- **Located on Fringe of Village Centre**
- **743 sq ft over 2 Floors**
- **Existing D2 Use (Assembly & Leisure)**
- **To Let on New Lease (Freehold NOT Available)**

www.crosthwaitecommercial.com

LOCATION

Bradwell is a village in the Derbyshire Peak District around 15 miles south west of Sheffield. The property is located on the western fringe of Bradwell less than 200 yards from the village centre.

DESCRIPTION

This is a Grade II listed former Chapel which was originally constructed in 1754. The property offers open ground floor space with a small office at first floor level. Externally there is a hardstanding area suitable for vehicle parking.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	616 sq ft	57.2 sq m
First Floor	127 sq ft	11.8 sq m
Total	743 sq ft	69.0 sq m



RATES

The Rating Assessment is: -
Hall & Premises R.V. £660

ENERGY PERFORMANCE CERTIFICATE

As the premises are listed, an EPC is not required.

PLANNING

The building is Grade II listed and located within the Bradwell Conservation Area. Originally used for religious purposes, the most recent use was as a Scout Hut, which we assume falls within Use Class D2 (Assembly & Leisure).

Applicants requiring alternative uses should make their own enquiries of the Peak Park Planning officers, however consideration should be given to the adjacent premises, both of which are in residential use.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

RENT

On application. VAT will NOT be payable on the rent.

FREEHOLD

Please note, the freehold is NOT available to purchase. Our clients only wish to let the premises.

CONDITION

The premises will be let in their current condition and any ingoing tenant will be responsible for bringing the property up to a useable standard.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

February 2019