

FOR SALE

**Flexible Use Building, Marsden Place, Spencer Street,
Chesterfield**

Development Potential – Site Area 750 sq yds (627 sqm)

Approx. 1546 sq. ft (143.63m²) of Floor Space

Offers Over: £100,000



Description

An excellent opportunity to acquire a former scout headquarters with large hall, shop and kitchen facilities. The Property also comes with disabled and non-disabled WCs, excellent second storey storage space and ample outside space. The Property may have potential for multiple uses, subject to planning.

Location

The Property sits within a residential and commercial area on the edge of Chesterfield town centre. It is bordered on all sides by other properties but has excellent parking facilities and access from Marsden Place. All amenities are very close by, and Chesterfield Train Station is only a 15-minute walk.

Directions

Turn onto Spencer Street from Newbold Road, take the first right between the houses and follow the access around to the right where the property is directly ahead.

Accommodation

Main hall	1044 sq ft (96.99 m ²)
Office	104.5 sq ft (9.71 m ²)
Shop	190 sq ft (17.65 m ²)
Entrance Hall	120 sq ft (11.15 m ²)
Storeroom	87.5 sq ft (8.13 m ²)
WC	
Disabled WC	
Loft Space	

Total Useful Floor Area 1546 sq ft (143.63m²)

Site Area 750 sq yds (627 m²) approx.

Rating Assessment

TBC

EPC Rating

TBC

Viewing

Viewing strictly through the Agents

Services

All mains services are connected and gas fired central heating installed. (The fixtures and fittings have not been tested and accordingly are not warranted to be in working order).

Tenure and Method of Sale

The property is being sold freehold with vacant possession.

Rights of Way, Wayleaves and Easements

The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, watercourses, light, wayleaves and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.



Main Hall



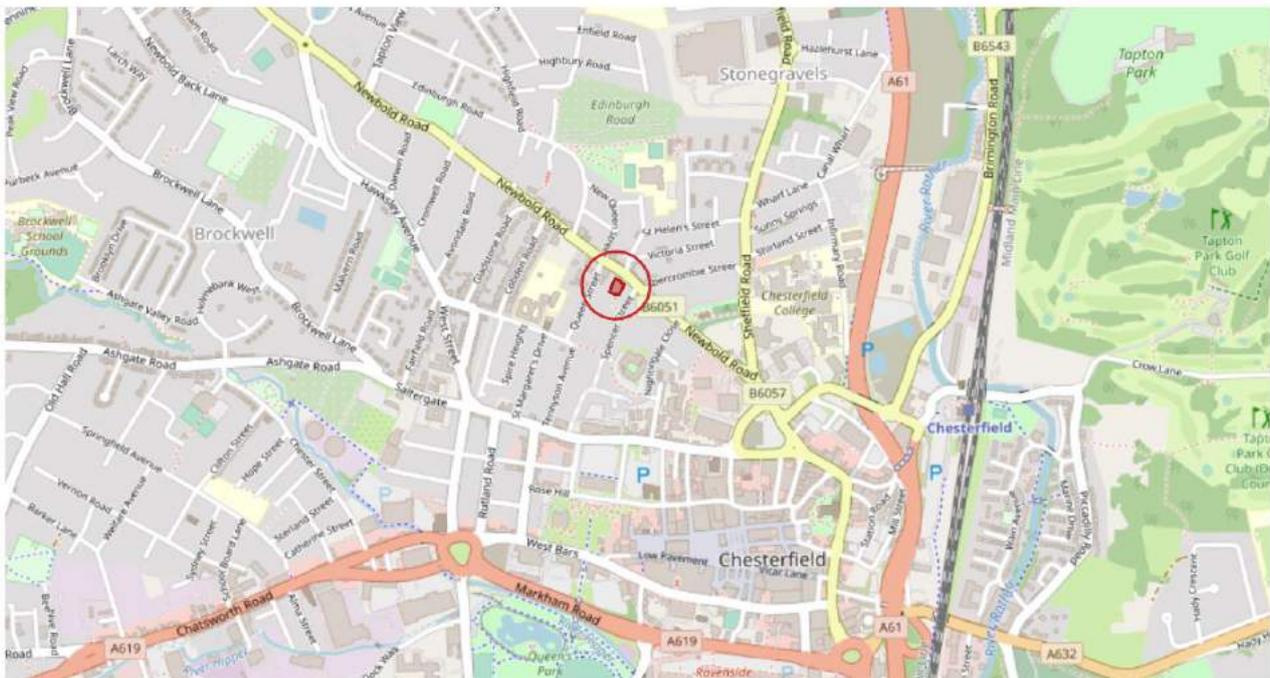
Outside Space

Planning

The Property falls within the Chesterfield Borough Council Local Plan (2018-2035) and the Property has potential for redevelopment subject to planning. Prospective purchasers are to make their own enquiries at:

Chesterfield Borough Council
Town Hall, Rose Hill
Chesterfield, S40 1LP

Scout headquarters, Marsden Place,
Spencer Street, Chesterfield



Produced on Oct 18, 2021.
© Crown copyright and database right 2021 (license number 100055532). Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Not to Scale. For Identification Purposes Only.



For further information contact Joint Agents:

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL

Tel: 0114 3270120

www.miller-miller.co.uk

W T Parker
4 Gluman Gate
Chesterfield
S40 1QA

Tel: 01246 232156

www.wtparker.com



Important Note: W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
- 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property.
- 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property.
- 7.Alterations to the details may be necessary during the marketing without notice.