

FOR SALE or TO LET

23 West Bars, Chesterfield, S40 1AB

Prominent and Important, Period Office Premises of Georgian Style and Having Historic Connections, Standing within their Own Grounds

Development Opportunity subject to consent

**Guide Price £500,000 - £550,000 for the Freehold
£22,000 - £25,000 per annum if Let on Lease**



Description

This grade II listed, Georgian style building is prominent and well known adjoining the Town Hall and gardens and the retail area of the town centre. This will be the first time it is has been offered on the market, probably for 150 years and having been the solicitors offices of Shipton Hallowell for approximately 200 years. It is believed that the premises may have connections with Chatsworth and retains many of the original features.

Accommodation (dimensions approx.):

Net Floor Area: 1820 sq. ft (169m²)

Gross Floor Area: 2088 sq. ft (194m²)

Approached from a central reception hall, there is an historic library room, two private offices and two further offices with kitchen and w.c. Stairs lead from the hall to a first floor with two large offices overlooking the front and three further offices. There is a vaulted cellar/store and boiler room.

Services

All main services are installed and there is gas fired central heating throughout.

Tenure and Method of Sale

This property is freehold and vacant possession will be granted on completion.

Lease Details

In the event of the property being let on a lease, the terms will be subject to agreement, but it is suggested a lease of 10 years with rent review at the fifth year and rent-free period granted to allow a tenant's updating requirements. The lease to be on full repairing and insuring terms.

EPC Rating Assessment

RV £17,250

Interested parties should make their own enquiries to the Chesterfield Borough Council Rating Department.

EPC Rating

Viewing

Strictly through the Agents.



For further information contact Joint Agents:

W.T. Parker
4 Gluman Gate
Chesterfield
S40 1QA
Tel: 01246 232156
www.wtparker.com

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL
Tel: 0114 3270120
www.miller-milller.co.uk

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.