

bothams ¹⁸⁷¹



8 Church Way

, Chesterfield, S40 1XJ

£10,800 Per Annum



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This top floor office boasts a large open plan space and separated areas totalling approximately 1482. Sqf, including a toilet and a shower room. Previously used as a tattoo artists, this unit is flexible for various business uses.

Location

Third floor 8 church way is situated in the heart of Chesterfields historic town centre Market Place and but a moment from the crooked spire. The property is walking distance from the train station and is situated within close proximity to the town centre redevelopment scheme, The proposed Waterside major redevelopment scheme is also close by.

Being in chesterfield town centre there are excellent transport links.

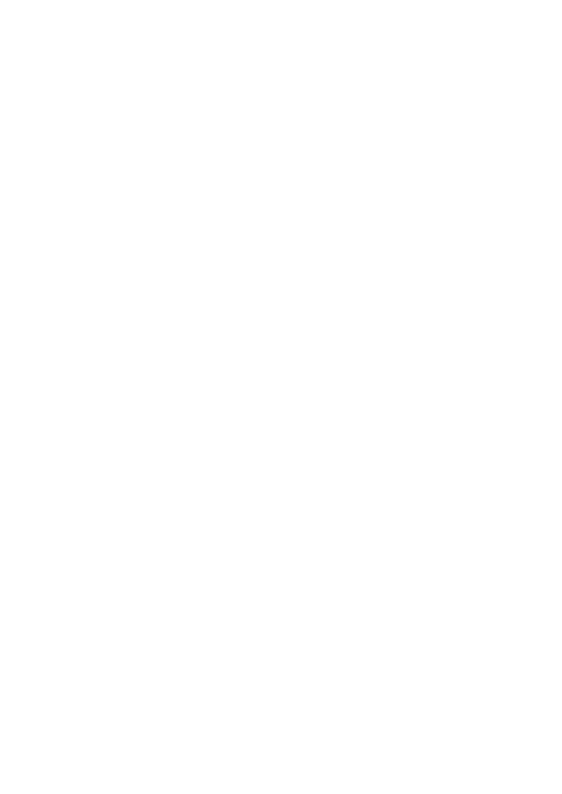
Material information

The property offers approximately 1482. Sqf of flexible floorspace available for occupation immediately under class E.

Please note, the property is accessed via a narrow internal staircase and buzzer entry system.

The property is Elected for VAT, Meaning vat is payable on the rent at the prevailing rate.





Lease

Offered to Let on new lease, term and terms negotiable.

Envisaged is a minimum new three year lease or longer term in multiples of three years if and as required - to be granted on full repairing and insuring terms in standard modern form.

As the offices form part of a complex, service charges are payable for shared services and maintenance.

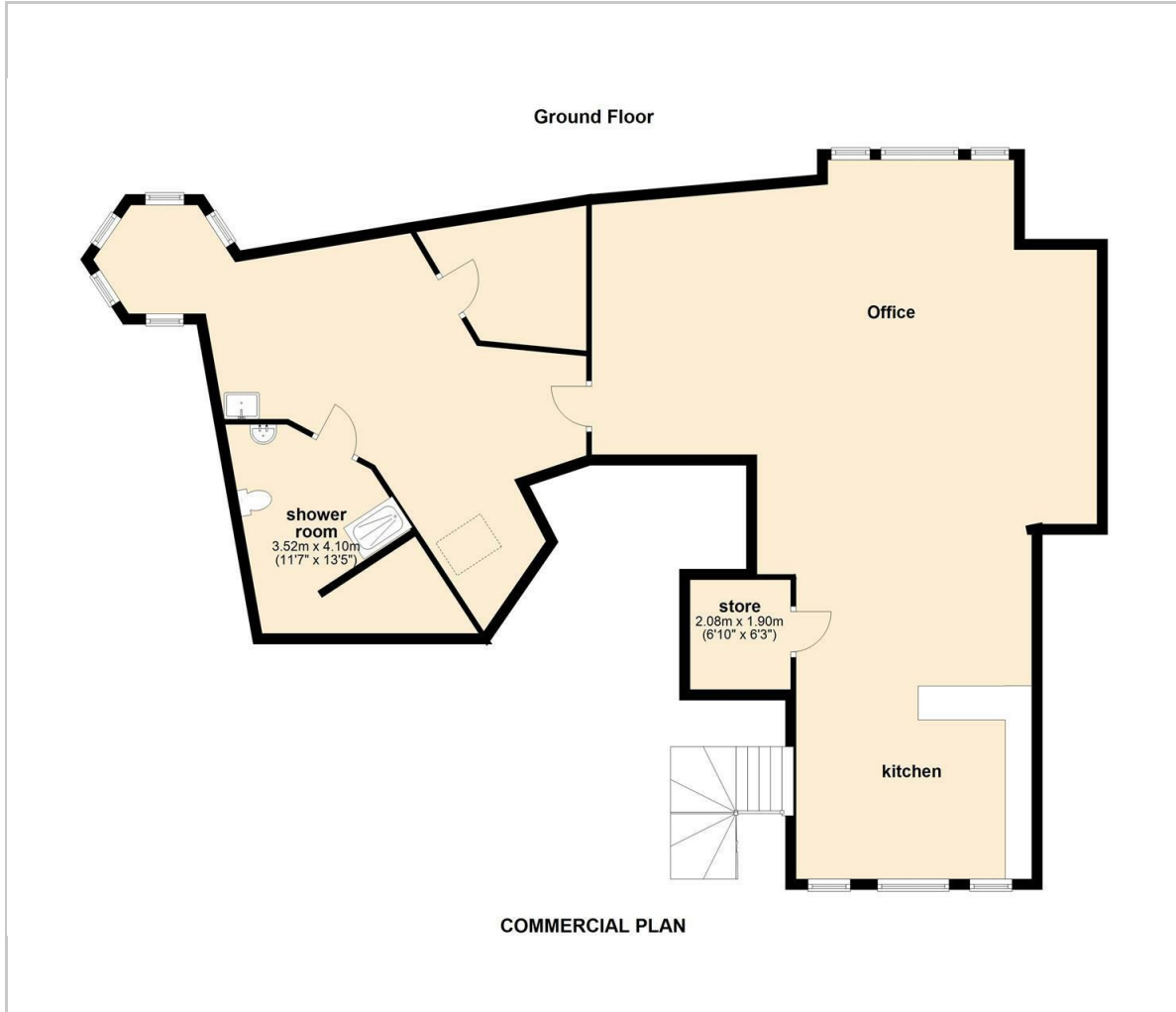
Rates and Possession

The property has a current rateable value as of the 26 August 2024 to present of £6,800. The premises should however qualify for small business relief under current legislation.

The space is vacant with immediate possession available.



Floor Plan



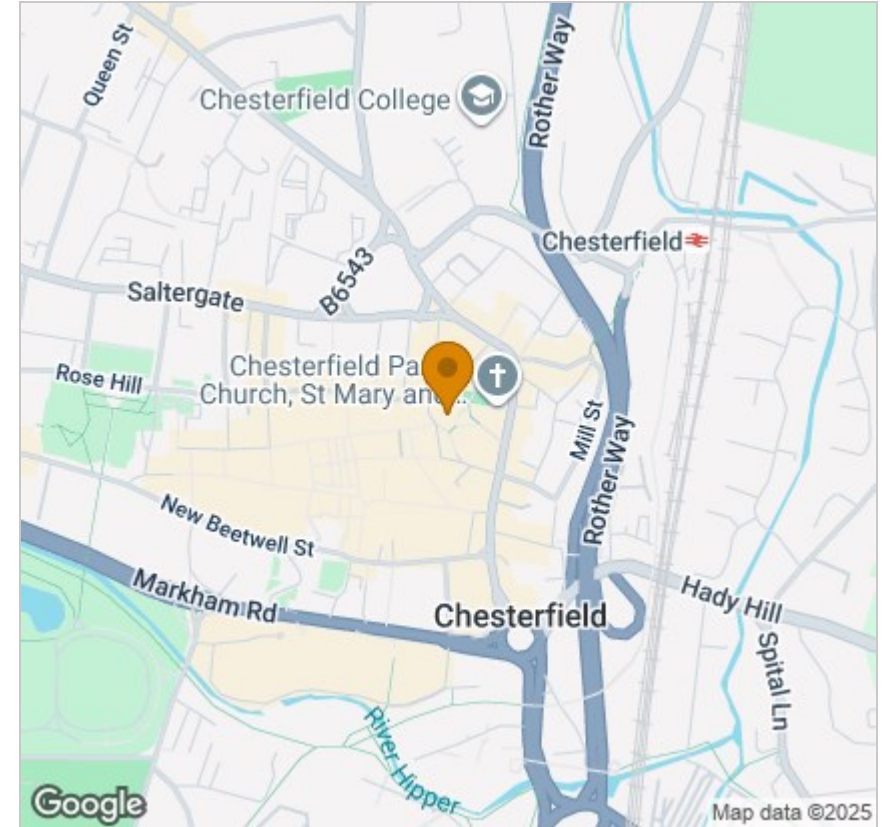
Viewing

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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |