



TO PEAK DISTRICT
NATIONAL PARK
& MACCLESFIELD

BARKER LANE

A619 CHATSWORTH ROAD

PROPOSED LIDL

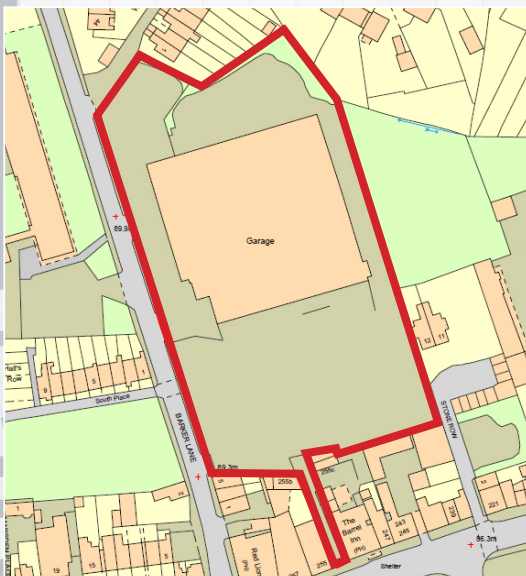
TO CHESTERFIELD
& M1 J29

FOR SALE (due to relocation) WORKSHOP & PREMISES

32,746 sq ft (3,042 sq m)

ON 2.39 ACRES (0.98 HA)

BARKER LANE, CHESTERFIELD S40 1DU



Description

The property is currently used as a car bodyshop and workshop and comprises a three bay workshop of steel frame construction with solid brick walls and metal framed windows. The front of the building was extended in the late 1980's comprising a steel frame structure with aluminium framed windows and external cladding. This area forms offices, staff facilities and a customer reception. Vehicle access to the workshop area is via doors at either end of the building. There is extensive hard standing or car parking areas surrounding the building and a large secure compound to the Northern end of the site. The property has a low site density of approximately 31%.

Terms

Price on application.

Accommodation

The building comprises the following approximate gross internal areas.

	sq ft	sq m
Reception	860	79.9
Workshop	23,438	2,177.4
Parts Store	4,889	454.2
Offices	1,765	164.0
Ancillaries	548	50.9
First Floor Offices	198	18.4
First Floor Ancillaries	1,047	97.3
TOTAL GIA	32,746	3,042.1

Site Area	2.39 acres (0.98 hectares)
Site Density	31%

Town Planning

The property lies within the jurisdiction of Chesterfield Borough Council whose planning policies are contained within the Chesterfield Local Plan. We believe the premises have the appropriate planning consent for the existing use but prospective tenants should make their own enquires. We are aware that the property has previously been granted planning permission for the demolition of the current buildings and redevelopment for residential use (application reference number CHE/13/00352) granted in September 2013. The planning permission expired in September 2016.

Energy Performance Certificate

Rating D – 100.

Location

The market town of Chesterfield lies approximately 13 miles to the South of Sheffield to the Western side of the M1 with junction 29 approximately 4.5 miles to the South East. The A61 runs North to South through the town and the A619 runs East to West. East Midlands Airport is located to the South of the Town, while Manchester International Airport is located 45 miles to the West. The town has good rail links to London St Pancras with a direct service running twice an hour and a journey time of under 2 hours.

The property is approximately one mile from the Town Centre on the edge of Chatsworth Road secondary shopping area. Local occupiers include a variety of retail uses, car showrooms and a considerable amount of residential property. A Morrisons supermarket can be found half a mile to the West of the property.

The site is accessed off Barker Lane, which in turn is accessed from the A629 Chatsworth Road.

Rating

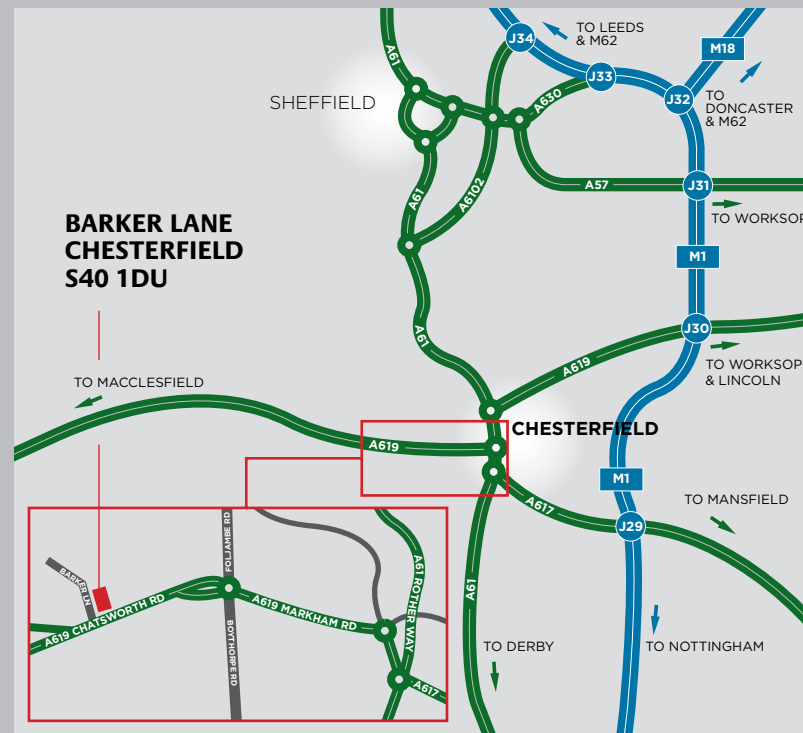
£96,000 effective from 1st April 2017.

VAT

The property has been elected for VAT.

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- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
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Viewing

An escorted viewing can be arranged solely by appointment with the selling agents.



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