

An aerial photograph of a city street, with a large red brick building highlighted in a vibrant red color. The building has a flat roof with a green section. To the right, a tall, ornate church tower with Gothic-style windows is visible. The surrounding area consists of various residential and commercial buildings, streets, and trees. The overall scene is captured from a high angle, providing a clear view of the urban layout.

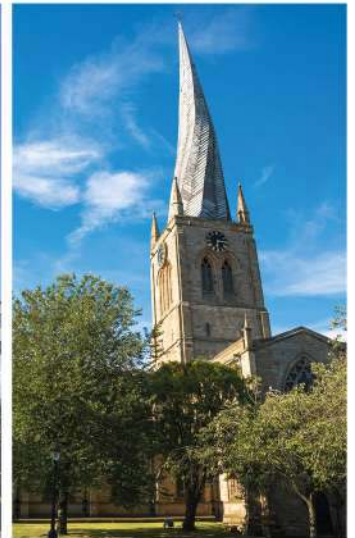
TWENTY  
CAVENDISH  
ST. CHESTERFIELD | S40 1UY

FOR SALE / DEVELOPMENT OPPORTUNITY  
SUBJECT TO VACANT POSSESSION AND PLANNING

# CHESTERFIELD

## A large & thriving market town

Chesterfield lies in the county of Derbyshire on the edge of the Peak District National Park, approximately 24 miles north of Derby, 13 miles south of Sheffield and 150 miles north of London.



- Located in the heart of Chesterfield town centre, Cavendish Street occupies a prominent position close to the principal retail offers of The Pavements, Vicar Lane, The Shambles and the Medieval Quarter of Chesterfield.
- In the future, the town will benefit from a station on the HS2 network.
- The building is located within close proximity to Chesterfield Train Station approximately 0.4 miles away, with regular services to London, Birmingham, Sheffield and Manchester.
- The town boasts excellent transport links, located close to Junction 29 of the M1 and the A61 dual carriageway.

# NEW DEVELOPMENTS

## Within close proximity of Cavendish Street

Across Chesterfield, a variety of developments are taking shape incorporating various uses that will further connect and enhance the town centre offering, providing people with more reasons to come and work, shop and spend their leisure time.



### SALTERGATE MULTI-STOREY CAR PARK

Nearing completion, the new car park will provide 530 public car parking spaces within a modern, secure and well-lit environment.



### HOLYWELL CROSS CAR PARK / NORTHERN GATEWAY

Proposed 28,000 sq ft Enterprise Centre under construction, providing high specification work space nurturing new business.



### ELDER WAY LEISURE SCHEME

Mixed-use leisure centre scheme in the former Mock-Tudor Co-op department store, comprising a new 92 bed Premier Inn Hotel, a new 16,000 sq ft gym and 7 new restaurant units.

# TWENTY CAVENDISH ST. CHESTERFIELD | S40 1UY

THE BUILDING COMPRISES A FORMER PURPOSE BUILT CINEMA, WHICH OVER THE YEARS HAS BEEN USED AS A NIGHTCLUB ON THE UPPER FLOORS, WITH RETAIL AT GROUND FLOOR.

- It provides approximately 3,085 m<sup>2</sup> (33,210 sq ft) of accommodation on 3 principal levels.
- A 1930's Art Deco former cinema which is of a concrete framed construction with brick elevations, beneath a pitched and flat roof sections.



## TENURE

- Long leasehold. Held on a 125 year lease from Chesterfield Borough Council from 14th June 2004 at an annual rent of £1,000.
- The ground floor of the building is currently leased to Boyes, however they have confirmed their intention to vacate.
- There is loading access to the rear of the building.

## PRICE

On application.

## DEVELOPMENT POTENTIAL

The building is capable of being redeveloped / refurbished and suitable for a variety of uses, subject to planning and securing vacant possession.

## EPC RATING

A full report is available on request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

Upon Request.

## FURTHER INFORMATION

**bf.**  
Estate Agents

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Disclaimer: These marketing details are intended as a guide and must not be relied upon as a statement of fact and they are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. Regulated by RICS. July 2019.

NEW SALTERGATE  
MULTI-STORY  
CAR PARK  
(530 SPACES)

PROPOSED 28,000 SQ.FT.  
ENTERPRISE CENTRE  
AND PUBLIC CAR PARK  
(NORTHERN GATEWAY)

SALTERGATE

SALTERGATE

HOLYWELL STREET

PLACE OF WORSHIP  
&  
CORNERSTONE CHRISTIAN BOOKS  
& COFFEE SHOP

ELDER WAY  
DEVELOPMENT

ELDER WAY

CO-OPERATIVE FOOD  
SUPERMARKET

KINDERGARTEN

ELDERS COURT

THE PET HUT  
PET SHOP

POUNDSTREICHER  
DISCOUNT STORE

CO-OPERATIVE BANK

PLACE OF WORSHIP

DAVIS'S FRESH  
BAKER

ENTRANCE  
CHESTERFIELD  
WALLET SERVICE  
DRY CLEANING

LUNCH BOX  
CAFE

THE HEADROOM  
HANDRESSING

LOTTE & THYNE  
RESTAURANT

GAMES WORKSHOP  
TOYS & GAMES

VACANT

SHOPPING ARCADE  
VACANT  
(2 RETAIL FLOORS)

OTOKUDA  
JAPANESE RESTAURANT

THE NEW DIVAN MAN  
SOFT FURNISHINGS

J NAILS  
& BEAUTY

WALLACE ARNOLD  
TRAVEL AGENT

THE VICTORIA  
PUBLIC HOUSE

CAB

OFFICE

STORE

VACANT

ENTRANCE

SH BAR

VACANT

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THE BLUE  
BELL  
PUBLIC HOUSE

ESPIRTE AGENT

ANNEXGARTEN

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KNIFESMITHGATE

BURLINGTON STREET

HIGH STREET

CHURCH LANE

CENTRAL PAVEMENT

STEEPLEGATE

VICAR LANE

TONTINE ROAD

McDONALD'S  
RESTAURANT  
(2 RETAIL FLOORS)

PANDORA  
JEWELLER

WARD'S YARD

INFINITIES  
MENS WEAR

C. W. JEWELLERS

THE BENEVOLENT

THEATRE YARD

CAFFEL NERO  
COFFEE SHOP

YORKSHIRE  
JEWELLER

CLARKS  
SHOES

PATISSERIE  
BAKERS & CAFE

CARD  
MARKET

RESTORED - BETEL UK  
CHARITY SHOP  
(2 RETAIL FLOORS)

BRIGHTHOUSE  
HOME  
ENTERTAINMENT

REBEL  
LIMB & WARE

VACANT TAKEAWAY  
(2 RETAIL FLOORS)

VACANT

TOURIST  
INFORMATION

SCRIVENS  
OPTICIAN & SURVING  
HEARING AIDS

TUI  
TRAVEL AGENT

ADORN  
JEWELRY

ENTRANCE

BIRDS  
BAKER

F HINDS  
JEWELLER

VACANT

THE BURLINGTON  
PUBLIC HOUSE

MSU 4

THE SHAMBLES

TSB  
BANK

SANTANDER  
BANK

IRONGATE

LONG SHAMBLES

HAIFA  
BANK

CROWN SLOTS  
AMUSEMENTS

SAVERS  
HEALTH & BEAUTY

MSU 3

VISION EXPRESS  
OPTICIAN

MOSKON  
LADIES WEAR  
& ACCESSORIES

LADIES WEAR

COSTA  
COFFEE SHOP

MSU 2

MSU 1

MSU 2

MSU 1

MSU 2

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