

bothams ¹⁸⁷¹



Unit 1 Stand Park, Chesterfield, S41 8JT

£55,000 Per Annum





Unit 1 Stand Park

Chesterfield, S41 8JT

- Well situated trade counter warehouse & premises
- Overall gross internal area 6,645 sq. ft., 617.31 sq. m
- Outside: On-site parking with paved courtyard area
- To Let on new lease
- Term and terms negotiable
- Excellent main road frontage

Excellent trade counter/ commercial premises extending to approx. 6,645 sq.ft., 617.31 sq.M, prominently situated fronting Sheffield Road adjacent to The Glass Yard. Having been home to Black Diamond Spas for a number of years, the unit is now only available due to their requirement for more space.



GENERAL

The property comprises one of four established modern trade counter warehouse units developed on this prominent accessible site during the late 1980s, Unit 1 having been occupied as electronic workshops and offices and latterly successfully by highly regarded hot tub specialists Black Diamond, who are only moving on due to the need for more space with Unit 1 having provided exceptional space for the business to grow.

The property is of open span portal steel frame construction with glazed office accommodation, having excellent frontage to the main A61 Sheffield road and a welcoming reception area.

Other occupiers of the Stand Park units include the Eden Tyre Sales, National Windscreens and The Timber Floor Studio





LOCATION

Prominently situated within the Stand Park Business Park, Sheffield Road, Whittington Moor lying approximately one and a half miles due north of Chesterfield's town centre Market Place, within the busy Whittington Moor neighbourhood retail, trade and business sector of the town.

With ease of access to the main A61 Chesterfield inner relief road facilitating ease of travel and servicing in Chesterfield, the surrounding areas and also further afield.

More particularly situated almost opposite Chesterfield's landmark SMH Group football stadium, the home of Chesterfield FC with a major Tesco's supermarket store and Aldi store nearby.

Stand Park is flanked to the left south side by the exciting new mixed retail and business scheme, The Glass Yard and Batch House.

Flanked on the right hand northern site by the modern well established trade counter units occupied by Formula 1 Autocentres, ToolStation and Greggs.

Overall floor plate GIA
6,645 sq.ft., 617.31 sq.M

77'4" x 65'1" (23.59 x 19.84)

Outside

Extensive block paved service yard with parking specifically for seven vehicles of less than 30 cwt capacity plus additional visitor and customer parking space on-site.

A rare opportunity to acquire a prominently situated and accessible trade counter warehouse facility, eminently suited to motor trade uses or a wide variety of alternatives.

For further information and viewings please contact Bothams through whom all offers and negotiations should be conducted.

VIEWING

Available by prior arrangement through Bothams.





SERVICES

All the usual mains services including gas, water, electricity, foul and surface water drainage are currently connected to serve the premises.

TERMS

The premises are currently let under the terms of a 10 year lease commencing from 24th January 2019, leaving an unexpired terms of just under 5 years.

The premises are offered by way of assignment of the existing lease, or a new lease will be considered. Envisaged is a minimum five year lease, longer term available in multiples of five years by negotiation to be granted on effective full repairing and insuring terms in the Landlords standard modern form.

RATES

The property is currently assessed under three separate assessments;

Black Diamond Leisure Limited - Entered in the rating list at £12,000 under the description of Workshop and Premises.

Keller Communications Limited - Entered in the rating list at £10,250 under the description of Workshop and Premises.

The Shower Centre Limited - Entered in the rating list at £11,750 under the description of Workshop and Premises.

LOCAL AUTHORITY

Chesterfield Borough Council

REFERENCES FOR LEASE PURPOSES

The incoming tenant will be expected to provide satisfactory financial/bank and two trade or personal references, upon letting to a limited company three years trading accounts will be required for examination, alternatively directors guarantees or a satisfactory rent deposit will need to be considered.

LEGAL COSTS

The incoming tenant will be expected to bear a contribution of £500.00 plus V.A.T. Towards the Landlords legal costs, stamp duty and V.A.T. For the preparation and grant of the new lease - the amount of which may be retained should the lease be prepared, issued and the incoming tenants fail to proceed.

POSSESSION

The premises remain under lease to Black Diamond who are moving to larger premises. Possession will be given upon completion of lease documentation and payment of the first periods rent and any costs required in advance, and upon Black Diamond vacating the space.

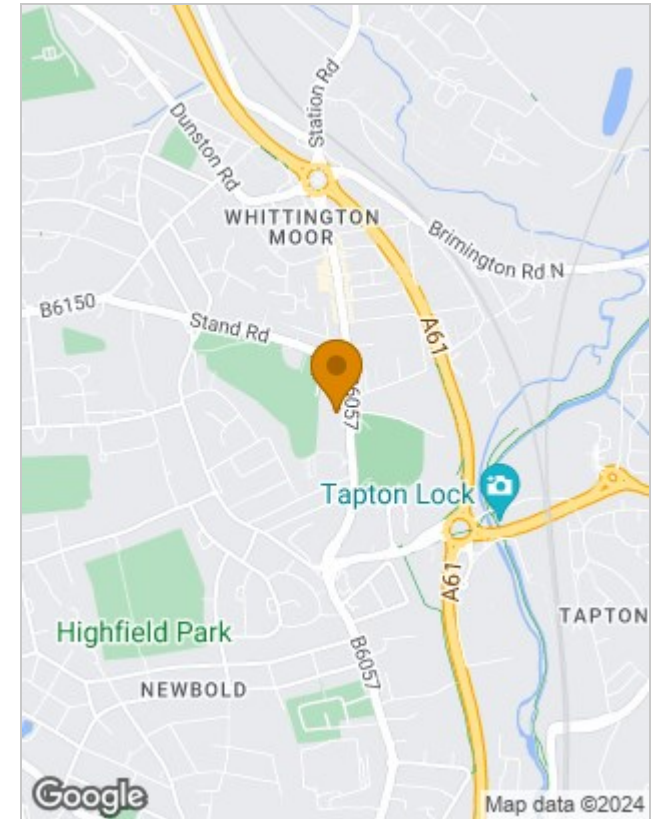
SOLICITORS

Messrs. BRM, Gray Court, 99 Saltergate, Chesterfield S40 1LD

Floor Plans



Location Map



Energy Performance Graph

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.