RESTAURANT/BAR, HOTEL AND HEALTH & FITNESS OPPORTUNITIES

New Leisure Development in the heart of Chesterfield Town Centre
Chesterfield lies in the English county of Derbyshire, approximately 24 miles north of Derby, 13 miles south of Sheffield and 150 miles from London.

- Elder Way is located in the heart of Chesterfield town centre, within close proximity of the principal retail provision at The Pavements and Vicars Lane and Chesterfield's medieval quarter; The Shambles.

- The leisure development is strategically located east of the town’s Town Hall to the north of its Georgian Market Place and to the west of its famous Crooked Spire church.

- The town boasts excellent transport links, located close to junction 29 of the M1 and the A61 dual carriageway.

- Nearby Chesterfield Station affords direct services on the Midlands Mainline to London St Pancras as well as Manchester, Liverpool and Leeds.

- Other nearby attractions include Bolsover Castle, Hardwick Hall and the Chesterfield Museum and Art Gallery.

“Chesterfield is a large market town and home to one of the largest open air markets in Britain.”

Local catchment of loyal shoppers means that Chesterfield attains 52% market share of its Core catchment.
Regeneration and Growth Within Chesterfield

Boosted Retail Footprint
Key developments at Chesterfield Waterside and Northern Gateway will boost the town’s retail footprint.

New A3 Class Scheme
A3 class use in Chesterfield is chronically underserved, with no national multiple operators present in the town.

Leisure Opportunities
Elderway offers the potential to fill this gap in the market with a dedicated restaurant led scheme in the heart of the town centre.

Up to 7,300 new homes planned for Chesterfield by 2031 will contribute a further £16.5m in Comparison Goods Market Potential.
CHESTERFIELD’S RENAISSANCE

Occupying a pivotal site in the town centre, Elderway is a landmark mixed use scheme, breathing life into the town’s famous 1930s, Mock-Tudor former Co-op department store.

New restaurant, gym and hotel uses will complement each other in order to establish a destination leisure space and eating quarter.

The Elderway project will comprise:

- 6 new ground floor restaurant units, with glazed frontages and external seating ranging between 2,929 sq ft and 3,916 sq ft;
- A new courtyard to be incorporated to the Knifesmithgate frontage, with opportunities for outside seating;
- Hotel configured over the first and second Floors with an attractive ground floor lobby;
- Prominent ground floor corner access on Saltergate to basement level Health and Fitness unit extending to approximately 16,285 sq ft;
- A proposed refurbished public realm to the Elderway frontage and widened public footpaths, subject to securing regional Scrif funding.
The scheme is anchored by its restaurant provision and will offer 6 A3 units:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Area</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>3,916 sq ft</td>
<td>364 sq m</td>
<td></td>
</tr>
<tr>
<td>Unit 2</td>
<td>3,115 sq ft</td>
<td>289 sq m</td>
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<td>Unit 3</td>
<td>3,796 sq ft</td>
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<tr>
<td>Unit 4</td>
<td>3,158 sq ft</td>
<td>293 sq m</td>
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<tr>
<td>Unit 5</td>
<td>2,929 sq ft</td>
<td>272 sq m</td>
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<tr>
<td>Unit 6</td>
<td>3,644 sq ft</td>
<td>339 sq m</td>
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HOTEL

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>891 sq ft</td>
<td>83 sq m</td>
</tr>
<tr>
<td>First</td>
<td>21,522 sq ft</td>
<td>2,000 sq m</td>
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<tr>
<td>Second</td>
<td>17,155 sq ft</td>
<td>1,594 sq m</td>
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HEALTH & FITNESS

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq ft</th>
<th>Sq m</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>208 sq ft</td>
<td>19 sq m</td>
</tr>
<tr>
<td>Basement</td>
<td>16,076 sq ft</td>
<td>1,494 sq m</td>
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</tbody>
</table>

PLANNING

Full planning permission due late 2015

TIMING

Target handover late 2016
LEASE TERMS
The premises are available by way of a
ew full repairing and insuring lease for a
term to be agreed.

LEGAL COSTS
Each party is to be responsible for their
own professional costs incurred in the transaction.

RATES
Interested tenants are advised to make
their own enquiries with the local rating
authority to confirm their exact liability.

EPC
Available upon request.

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