

AVAILABLE MARCH '19
Premier Inn EXCHANGED



RESTAURANT • BAR • GYM OPPORTUNITY

UNITS FROM
1,420 SQ.FT
TO
16,076 SQ.FT

ELDER WAY
CHESTERFIELD • S40 1UN



EAT · DRINK · SLEEP CHESTERFIELD



A large thriving market town with a beautifully structured and pedestrian friendly town centre.



Chesterfield lies in the English 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, Elder Way occupies a prominent position close to the principle retail offers of The Pavements, Vicar Lane and the Shambles; the medieval quarter of Chesterfield.
- 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. In the future the town will benefit from a station on the HS2 network.
- Chesterfield is situated on the edge of the Peak District National Park and nearby local attractions include Chatsworth House, Bolsover Castle, Hardwick Hall and the Chesterfield Museum and Art Gallery.
- The town has a vibrant cultural scene with an annual programme of festivals and events. The development is located within walking distance of the town's entertainment venues, the Winding Wheel Theatre, Pomegranate Theatre, Real Time Live, the Avenue and is a short drive from the Proact Stadium.

A TOWN WITH PLENTY ON THE MENU



156,097

Core catchment population.



£142M

Total Comparison Goods Expenditure CACI Retail Footprint score similar to Lancaster, Shrewsbury, St Albans and Gloucester.



**22% AFFLUENT
ACHIEVERS**

High concentrations of Affluent Achievers and strong numbers of individuals in the Executive Wealth and Mature Money social categories.



52% MARKET SHARE

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



£14.2M A WEEK

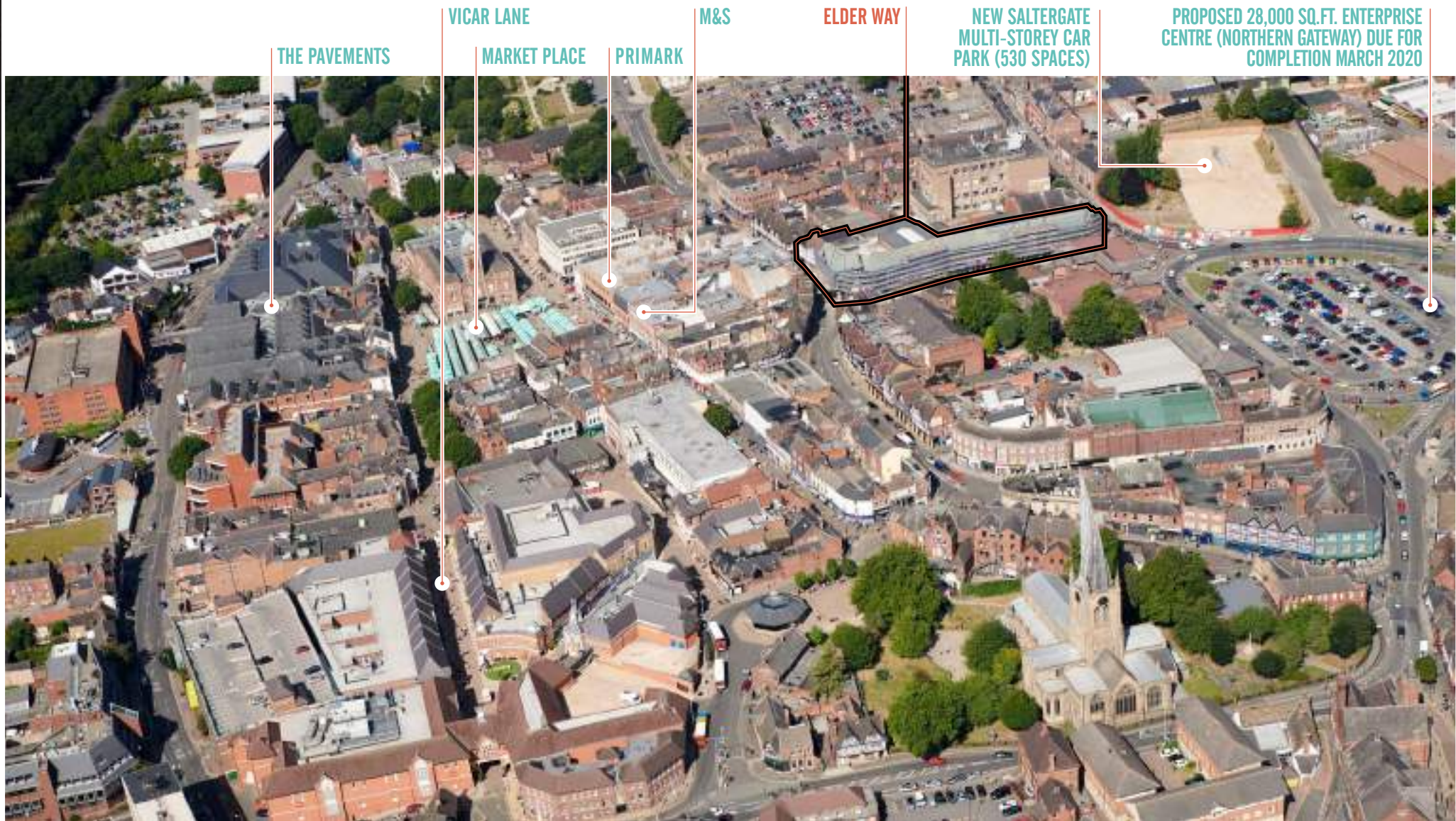
People living within a 10 mile radius of Chesterfield spend £14.2m a week on restaurants and hotels. CACI 2017

LOCATED AT THE VERY HEART OF THE UK

Drive Times & Distance

LONDON	3 HOURS	149 MILES
LEEDS	1 HOUR 4 MINS	57 MILES
NOTTINGHAM	40 MINS	26 MILES
DERBY	38 MINS	29 MILES
SHEFFIELD	31 MINS	14 MILES



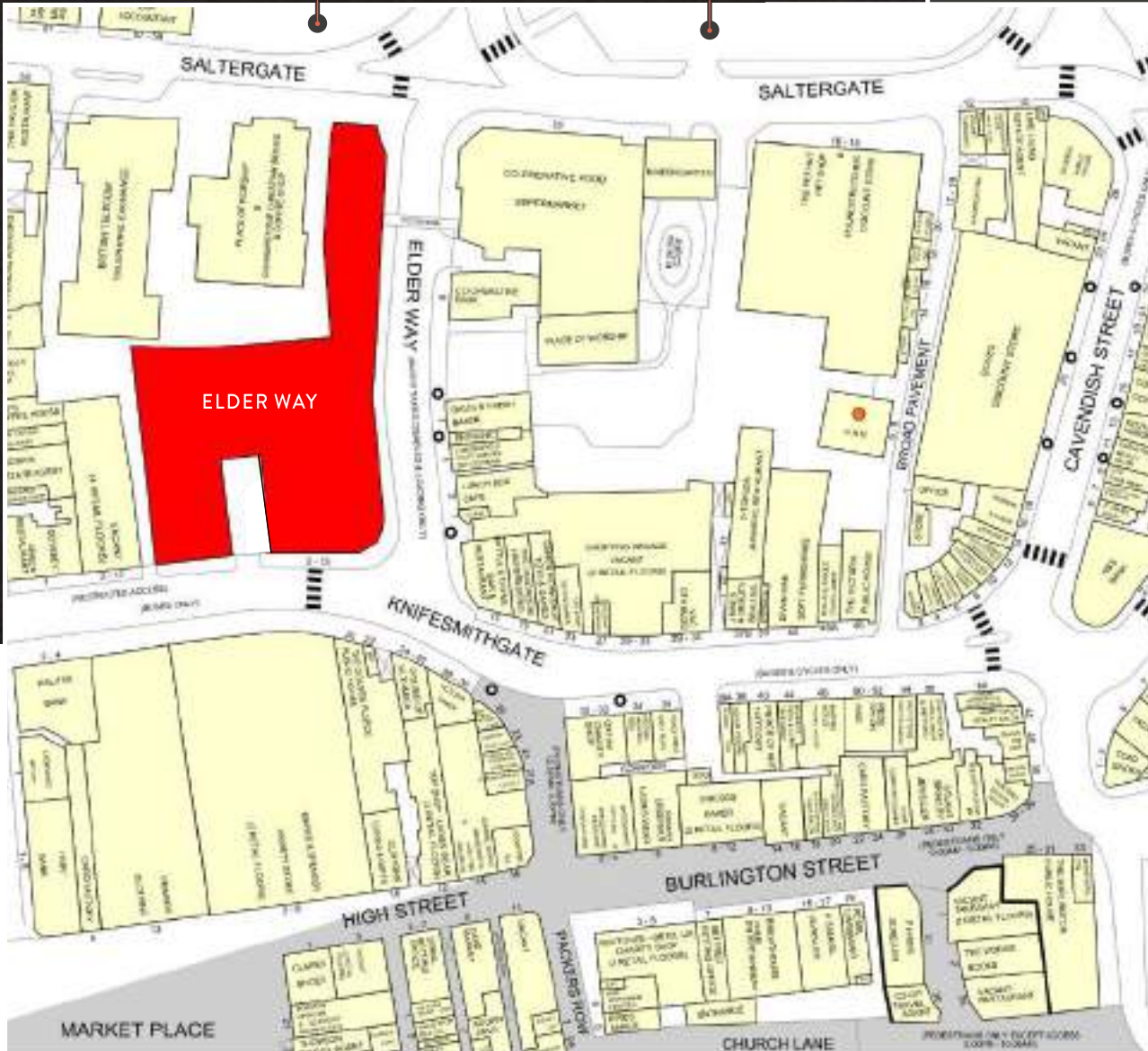


NEW SALTERGATE
MULTI-STOREY CAR
PARK (530 SPACES)

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



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



CHESTERFIELD'S LEISURE DESTINATION



IN THE HEART OF THE TOWN CENTRE



OPPORTUNITIES FOR RESTAURANTS,
BARS, GYM & OTHER LEISURE USES



PREMIER INN TO OPEN 92 BED HOTEL



ALL ADJOINING ROADS & FOOTPATHS
TO BE UPGRADED



OUTSIDE EATING AND DRINKING
SPACES TO BE CREATED



ADJOINING THE NEW MULTI
STOREY CAR PARK AND NORTHERN
GATEWAY SCHEME



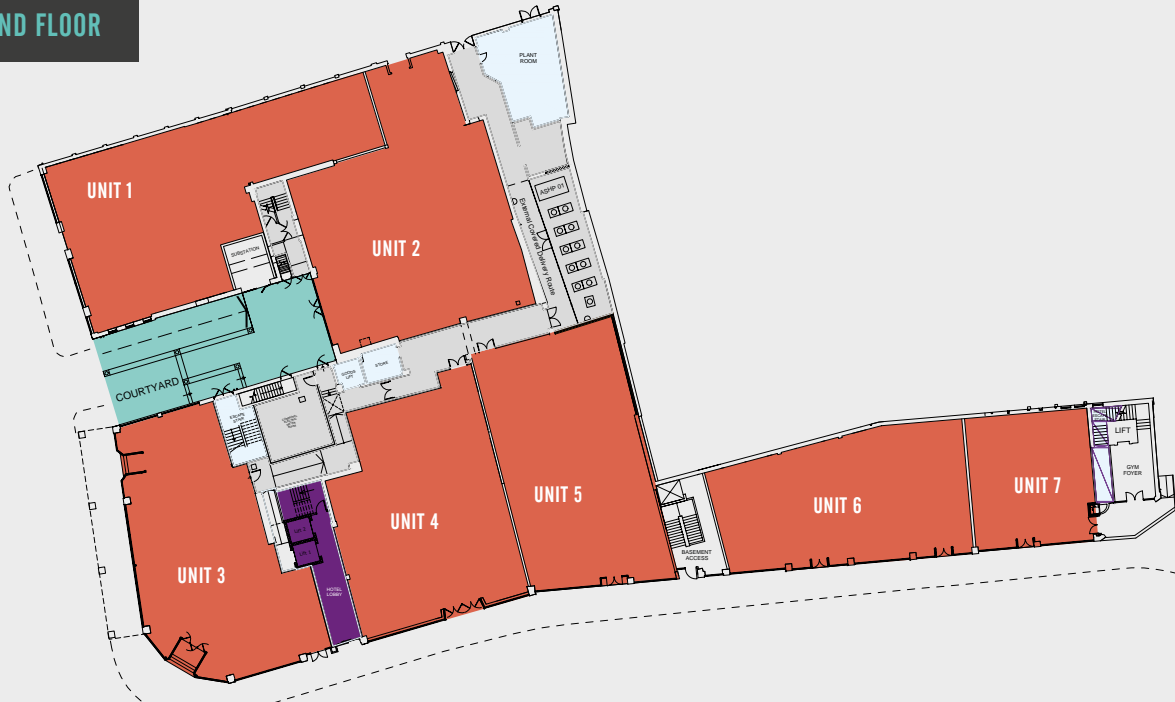
Occupying a pivotal site in the town centre, Elder Way is a landmark mixed use leisure scheme, breathing life into the town's famous 1930s, Mock-Tudor former Co-op department store.

The Elderway project will comprise:

- 7 new ground floor restaurant units, with glazed frontages and external seating ranging between 1,420 sq ft and 4,219 sq ft;
- A new courtyard to be incorporated to the Knivesmithgate frontage, with opportunities for outside seating;
- A new 92 bed Premier Inn Hotel will occupy the first and second floors with an attractive ground floor entrance lobby and will open in January 2019;
- There is also a basement unit with a prominent ground floor corner access on Saltergate suitable for a gym or alternative uses extending to approximately 16,076 sq ft. Potential for the unit to split with an additional entrance off Elder Way;
- The roads, footpaths and public realm adjoining the scheme will be dramatically enhanced to create a highly attractive and pedestrian friendly environment with continental style outside eating and drinking opportunities.



GROUND FLOOR



A3/A4 Opportunities

The scheme will offer 7 A3/A4 units:

UNIT 1	4,219 SQ.FT	392 SQ.M
UNIT 2	3,143 SQ.FT	292 SQ.M
UNIT 3	3,153 SQ.FT	293 SQ.M
UNIT 4	3,186 SQ.FT	296 SQ.M
UNIT 5	3,240 SQ.FT	301 SQ.M
UNIT 6	2,755 SQ.FT	256 SQ.M
UNIT 7	1,420 SQ.FT	132 SQ.M

Gym/D2 Uses

	GROUND		BASEMENT	
UNIT 8	269 SQ.FT	25 SQ.M	4,521 SQ.FT	420 SQ.M
UNIT 9	420 SQ.FT	39 SQ.M	11,841 SQ.FT	1,100 SQ.M

(Ceiling height for basement - Ranges from 2.38m - 3m)

*Units can be combined to create a basement of 16,076 sq.ft / 1,494 sq.m

Available Units
 Premier Inn Entrance

BASEMENT





Timescales

On site now refurbishing the building. The hotel, ground floor and basement units will be available to occupy from MARCH 2019.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Planning

The ground floor benefits from A1 (retail), A3 (restaurant & cafe) and A4 (bar) approval. The basement has a D2 (entertainment & leisure use) consent.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

Details upon request.

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 once the works have been completed.





Northern Gateway

Fully funded and starting imminently, the Northern Gateway Scheme will include an Enterprise Centre on the site of the Holywell Cross Car Park as well as the provision of a new Saltergate multi-storey car park, together with street improvements to Elder Way and Knifesmithgate. The proposals project the creation of 500 jobs.

www.chesterfield.gov.uk/northerngateway

Enterprise Centre

This will be a state of the art, environmentally friendly building, providing approximately 2,600 sq.m. (28,000 sq.ft.) of high specification work space with access to in-house support services to encourage and nurture start-up and early stage businesses in a wide variety of industry sectors.

Saltergate Multi Storey Car Park

Due to complete and open in spring 2019, the proposals provide for 530 public car parking spaces within a modern, secure and well lit environment.

Chesterfield Waterside

£320 million scheme currently the 47th largest regeneration project in the UK. The development will create 1,500 modern houses and apartments, new Grade A office accommodation around the canal basin and public square. There will also be a network of open spaces and a park along a rejuvenated Chesterfield Canal and River Rother.

Peak Resort

Peak is an integrated leisure, health sport and educational resort on the 300 acre Birchall Estate. This will be a major visitor attraction located on the boundary of the Peak District National Park.

HS2

The first HS2 train will arrive in Chesterfield in 2033. HS2 will be transformative for the whole of north Derbyshire. Ahead of this, Chesterfield Borough Council has outline plans to improve the approach to the railway station and better connect it to the town centre, creating easy access to shopping, bars and restaurants, as well as improving public transport links locally and to the Peak District.



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