

AVAILABLE NOW



Premier Inn

OPEN & TRADING



ELDER WAY

CHESTERFIELD • S40 1UN

RESTAURANT • RETAIL • BAR • GYM OPPORTUNITY •
UNITS FROM
1,420 SQ.FT
TO
16,076 SQ.FT



EAT • DRINK • SLEEP • RETAIL

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 historic marketplace 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 Sheffield, Manchester, Liverpool and Leeds.
- Chesterfield is situated on the edge of the Peak District National Park and nearby local attractions include Chatsworth House, Bolsover Castle, and Hardwick Hall.
- 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, and is close to the SMH Group 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



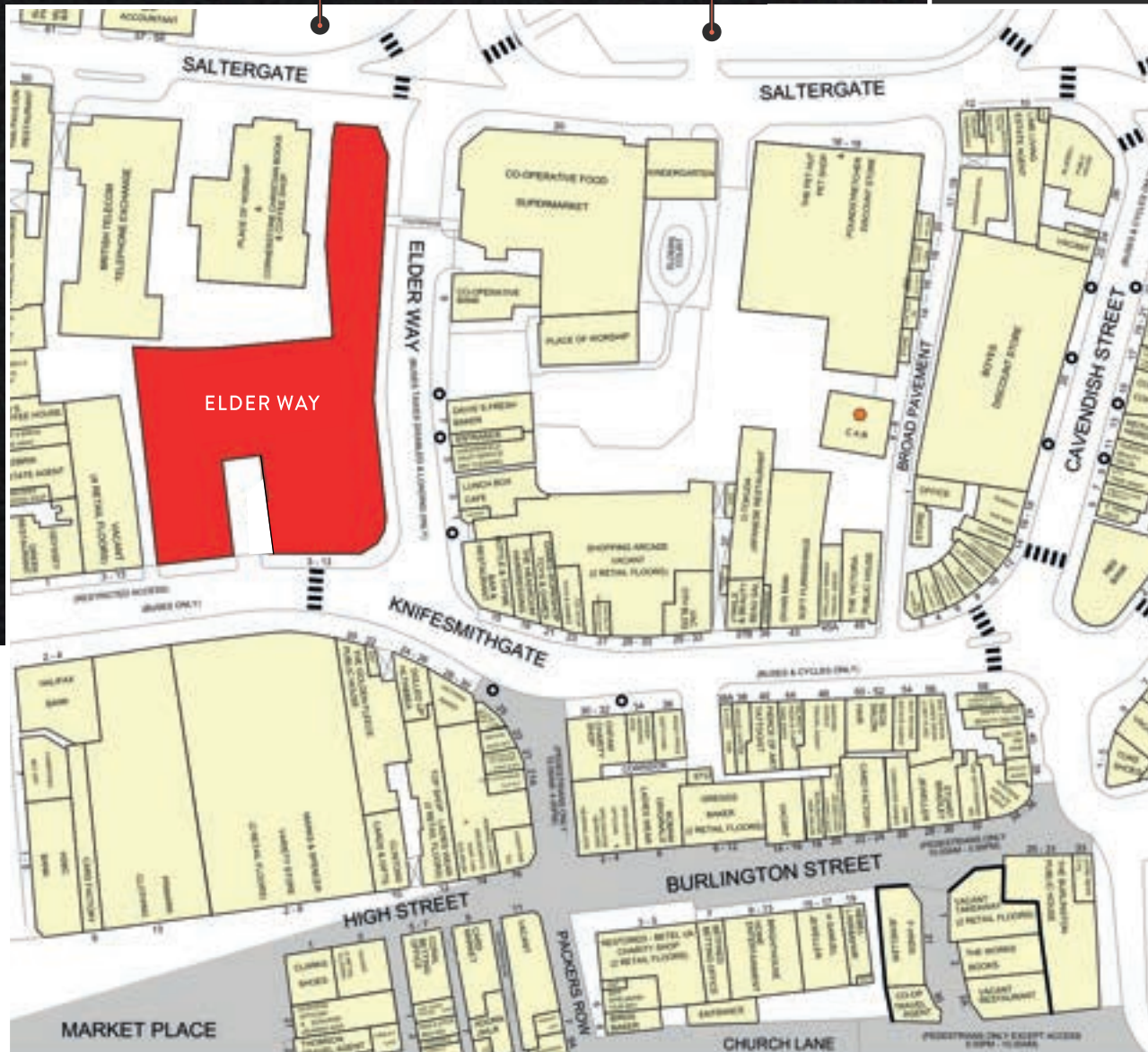


NEW SALTERGATE
MULTI-STOREY CAR PARK
(530 SPACES)

NEW 28,000 SQ. FT NORTHERN
GATEWAY ENTERPRISE CENTRE
AND PUBLIC CAR PARK



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 BARS, GYM & OTHER
LEISURE USES



92-BED PREMIER INN OPEN AND TRADING



ALL ADJOINING ROADS & FOOTPATHS
UPGRADED



OUTSIDE EATING AND DRINKING
SPACES CREATED



ADJOINING MULTI-STOREY CAR PARK AND
ENTERPRISE CENTRE



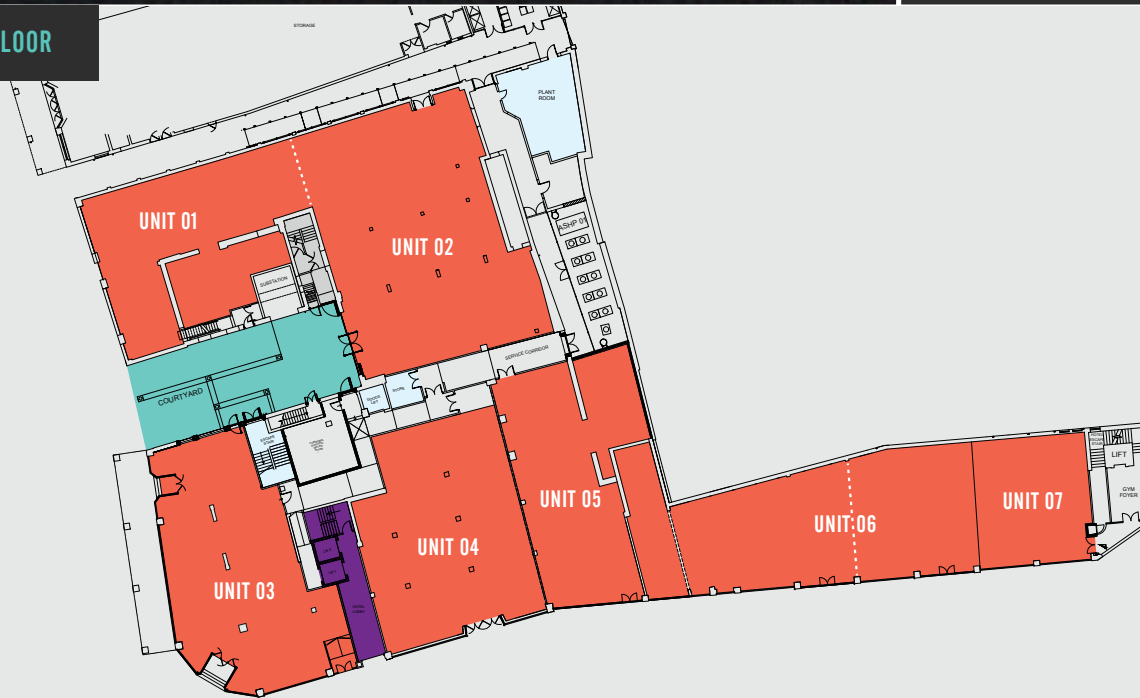
Occupying a pivotal site in the town centre, Elder Way is a landmark mixed use leisure scheme, breathing life into the town's famous 1930s, mock-Tudor former Co-op department store.

Elder Way comprises:

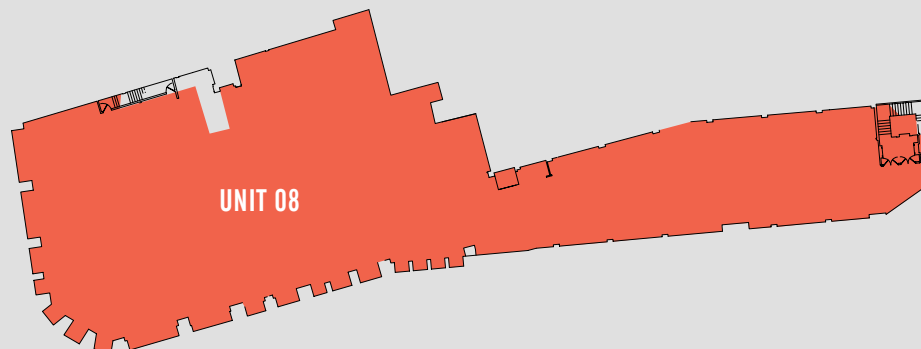
- 7 new ground floor restaurant units, with glazed frontages and external seating ranging between 1,420 sq ft and 4,219 sq ft;
- A new Courtyard incorporated to the Knivesmithgate frontage, with opportunities for outside seating;
- A popular 92-bed Premier Inn occupies the first and second floors. It has been successfully trading since 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, footpath and public realm adjoining the scheme have been dramatically enhanced to create a highly attractive and pedestrian friendly environment providing opportunities for continental-style outside eating and drinking areas.



GROUND FLOOR



BASEMENT



A3/A4 Opportunities

The scheme offers 7 A3/A4 units:

UNIT 1 (COULD BE SPLIT)	2,798 SQFT	260 SQ.M
UNIT 2	4,704 SQ.FT	437 SQ.M
UNIT 3	3,153 SQ.FT	293 SQ.M
UNIT 4	3,196 SQ.FT	297 SQ.M
UNIT 5	3,283 SQ.FT	305 SQ.M
UNIT 6 (COULD BE SPLIT)	3,207 SQ.FT	298 SQ.M
UNIT 7	1,420 SQ.FT	132 SQ.M

D2 Uses

	GROUND	BASEMENT
UNIT 8	270 SQ.FT	16,780 SQ.FT

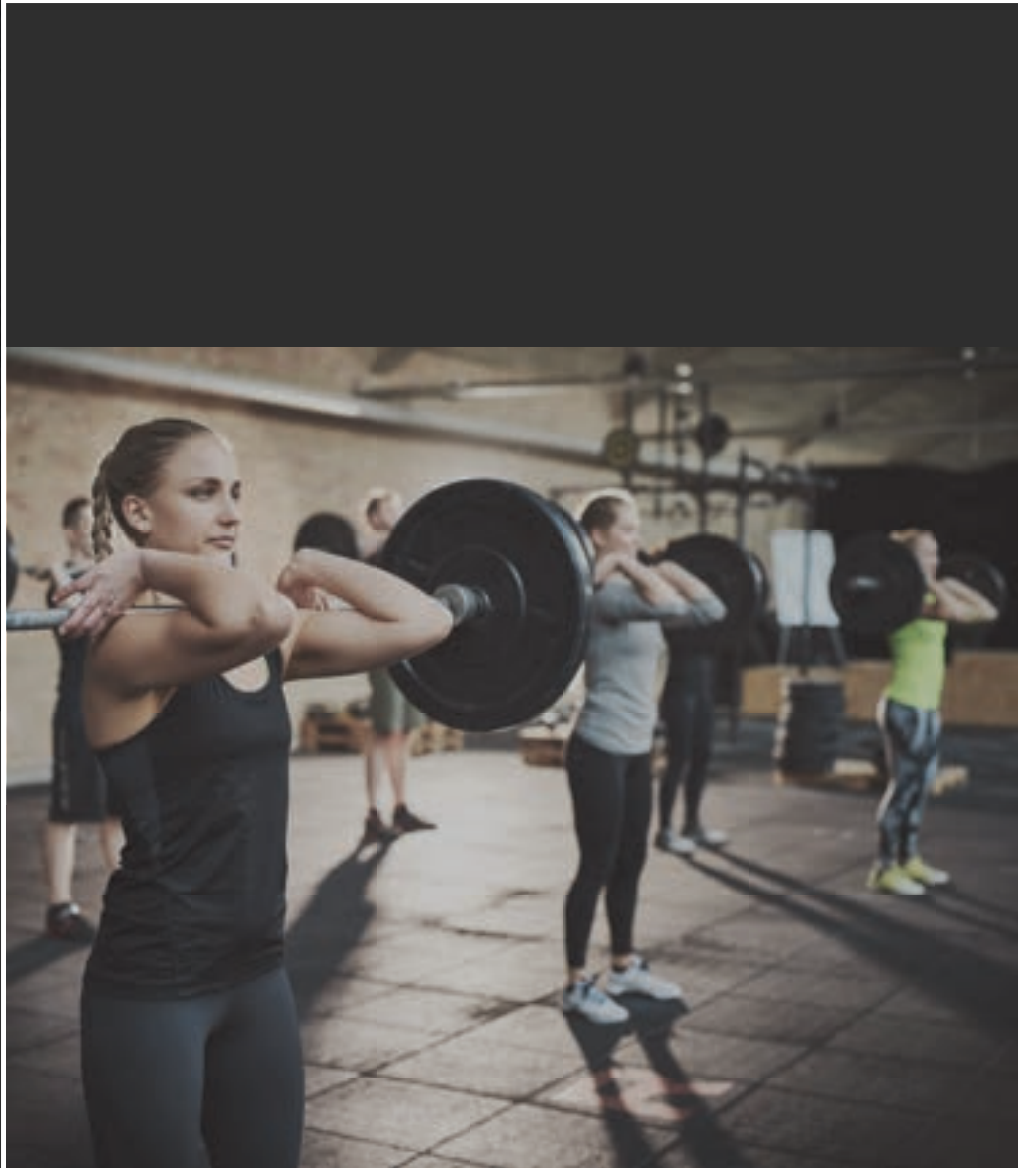
(Ceiling height for basement - Ranges from 2.38m - 3m)

Available Units

Premier Inn Entrance

Timescales

The building has now been refurbished to a basic shell condition ready for occupiers to agree the final specification. The hotel is open and trading and all the available units can be ready to fit out within 6 to 8 weeks of agreeing a lease.



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.

Rateable Value

Rateable value is to be assessed upon occupation.

EPC

Available upon request once the works have been completed.





Northern Gateway

The Northern Gateway Scheme was completed in 2022 and comprises an Enterprise Centre on the site of the Holywell Cross Car Park, as well as a new secure Saltergate multi-storey car park, together with street improvements to Elder Way and Knivesmithgate.

Northern Gateway Enterprise Centre

This state-of-the-art, environmentally friendly building was completed and opened in 2022. It provides 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

Completed and opened in spring 2019, it boasts 530 public car parking spaces within a modern, secure and well lit environment.

Chesterfield Waterside

Already underway, the £320 million regeneration scheme is currently the 47th largest regeneration project in the UK. The development will create 1,500 modern houses and apartments, as well as Grade A office accommodation,

apartments, a multi-storey car park and hotel set around a 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. Developer Avant Homes is currently on site and a Grade A large floorplate office accommodation - One Waterside Place - was completed and opened in 2022.

PEAK

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. PEAK is a phased development, with Phase 1 costing in the region of £200m and representing approximately one third of the total planning permission.

Revitalising the Heart of Chesterfield

Chesterfield Borough Council's vision is for a beating heart for the town, with modern events, experiences, excitement and ease of movement through and around the historic core. Almost £20m from the Government's Levelling Up Fund together with funding from the council, is bringing this vision to life.



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Another Development By:

Working In Partnership With:



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