

THE SPA LANE VAULTS

34 ST MARY'S GATE · CHESTERFIELD · S41 7TH

FREEHOLD

**PUBLIC HOUSE IN MARKET TOWN
CENTRE FOR SALE ON BEHALF
OF JD WETHERSPOON**



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- **Freehold**
- **Busy town centre location**
- **Prominent corner position fronting Spa Lane and St Mary's Gate**
- **External trade terrace to the rear**
- **Extensive ground floor trading area**
- **Short distance from the A61**
- **High standard of fit out**
- **GIA - 528 Sq M (5,685 Sq Ft)**
- **[Google Street View Link](#)**

LOCATION

Chesterfield is a market town in the Borough of Chesterfield, which is situated approximately 24 miles North of Derby and 11 miles south of Sheffield. The town is well serviced by public transport with Chesterfield Railway Station providing regular services north to Leeds, Newcastle and Edinburgh and south to Plymouth and London.

The Spa Lane Vaults occupies a prominent corner position at the junction between Spa Lane and St Mary's Gate located just off the A61 major thoroughfare, connecting Derby to Sheffield via Chesterfield. The surrounding area is mixed use comprising various commercial occupiers and residential apartments.

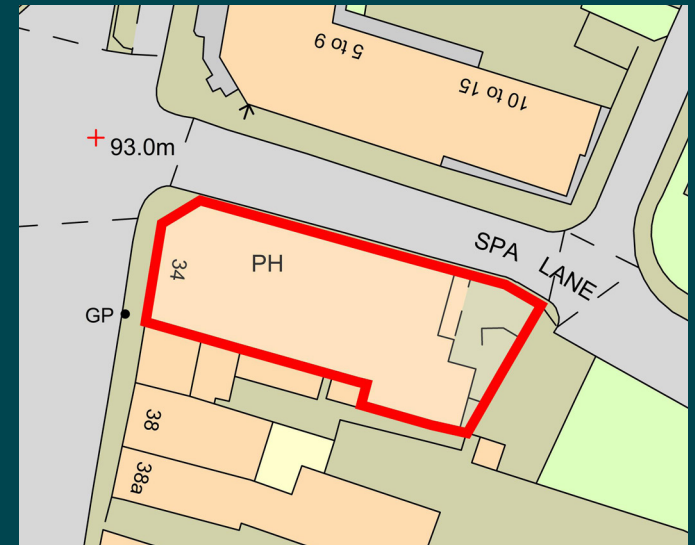
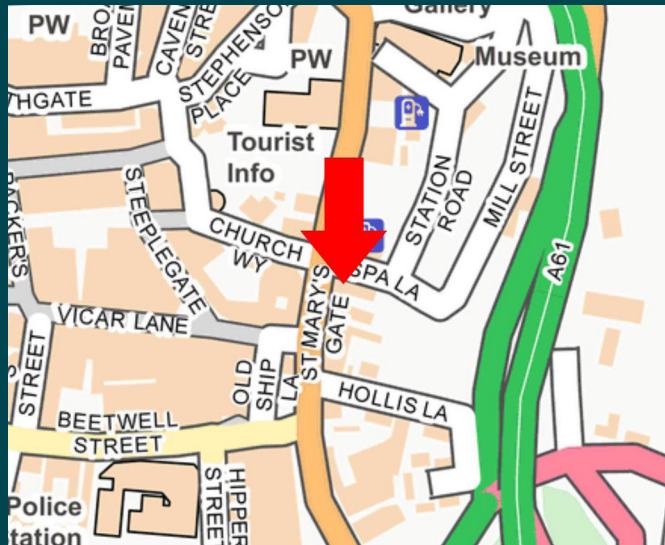
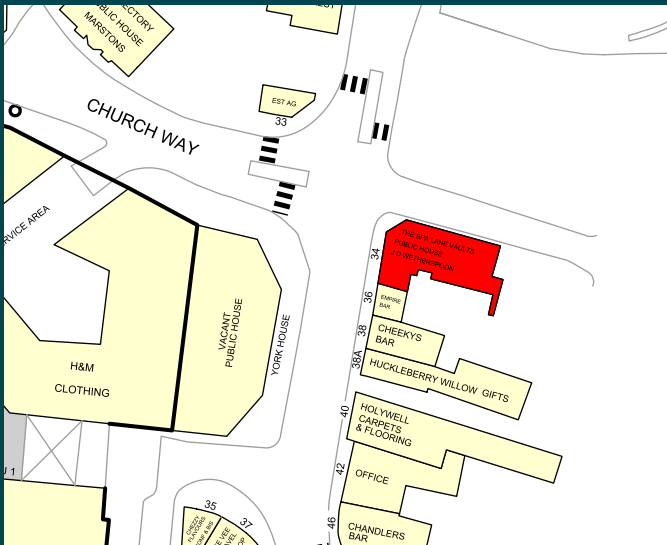
DESCRIPTION & ACCOMMODATION

The Spa Lane Vaults comprises a two storey semi-detached building beneath varying pitched slate tiled roofs. To the rear is a small external beer terrace to provide seating for approximately 16 covers.

Ground Floor: Trading accommodation with bar servery to the right and a mix of fixed booths, loose tables and chairs for approximately 200 covers.

Basement: Staff changing room, staff WC's and ancillary storage.

First Floor: The first floor provides staff room, office, beer cellar, trade kitchen, customer WC's and storage.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading	297.5	3,202
Basement	Ancillary	66.9	719
First	Ancillary	163.9	1,764
Total		528.3	5,685

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £90,000.
An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Monday to Thursday, 02:00 Friday & Saturday and 01:00 on Sunday.

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PLANNING

The Property is not listed but is situated within the Town Centre conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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DISCLAIMER: September 2023

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