

# THE RECTORY

Church Way, Chesterfield, Derbyshire, S40 1SF



## Key Highlights

- Excellent licensed opportunity located in the heart of the town centre
- Substantial and attractive detached character property benefitting from prominent frontage on Church Way
- Ground floor GIA approx. 3,225 square feet
- Available by way of assignment of the existing lease, subject to Superior Landlord's consent
- Freehold also available
- Stunning public house with a contemporary and eclectic fit out, located directly opposite Chesterfield's icon "Crooked Spire"

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## Location

Chesterfield is a large market town located in the county of Derbyshire, situated circa 13 miles south of Sheffield and 12 miles north west of Mansfield, with a population of approximately 103,600 people. The property is located within the town centre and benefits from prominent positioning fronting onto Church Way. The immediate surrounding area comprises a mixture of retail units in addition to a strong licensed offering with a number of quality restaurants and bars. The site also has strong transport links and benefits from close proximity to Chesterfield railway station in addition to arterial roads such as the A61 and A619, which connects Chesterfield to neighbouring cities including Sheffield, Derby and Nottingham.

## Description

The property is a substantial two storey brick-built public house with a single storey addition to the rear which sits beneath a single pitched tile and flat roof.

The Rectory offers considerable scope for local, regional and national bar and public house operators. The property is very well positioned fronting Church Way in the heart of the town centre.

## Accommodation

The ground floor trading area comprises an interlinking bar/lounge and restaurant which both revolve around a large single servery. The main bar area is currently arranged for informal drinking and dining for circa 35 covers and leads through to a small lounge snug which has the ability to accommodate an additional 8 covers. The trading areas continue through to a more formal restaurant area which is divided into two separate spaces; both areas are arranged for more formal dining and comprise table and chair seating for a total of approximately 75 covers. All internal trading areas are very well presented and designed to a high specification.

Ancillary trade areas comprise customer WCs (including disabled facilities), commercial kitchen and associated prep rooms, 1<sup>st</sup> floor office, and a large cellar with a number of associated storage areas.

Private accommodation is also spread across the first floor which comprises 3 double bedrooms, lounge, office, kitchen and bathroom.

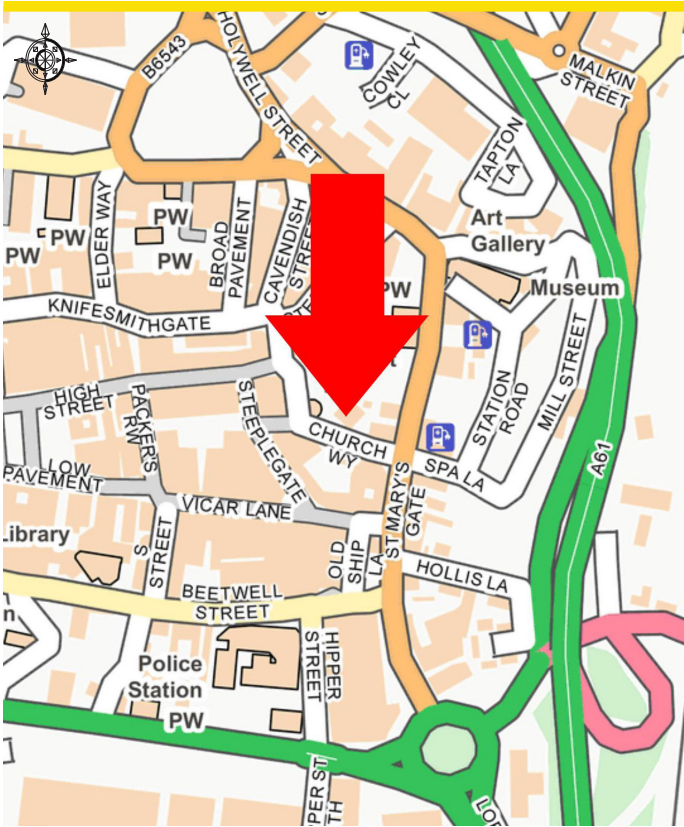
Externally, and to the rear of the property there is an extensive trade patio currently arranged with bench seating for approximately 40 covers. Additionally, there is also an outbuilding which has previously been used for storage and more recently, as an external bottle bar. There is also a small staff parking area for circa 3 vehicles to the side of the property.

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## Licensing

The Property benefits from a premises licence permitting the sale of alcohol at the following times:

- Monday to Wednesday - 10:00 to 00:00
- Thursday to Saturday - 10:00 to 02:00
- Sunday - 11:00 to 00:00

## Terms

The premises are available by way of an assignment of the existing lease which expires on 15<sup>th</sup> January 2027 at a nil premium. The passing rent is currently £80,448.88 per annum and further lease details are available to seriously interested parties upon request. The freeholder may consider offers for the freehold interest.

## Trading information

Trading accounts may be available to seriously interested parties upon request.

## Fixtures & Fittings

The fixtures and fittings are currently owned by the occupational tenant.

## EPC

D-93

## Rateable Value

The current Rateable Value is assessed at £41,500.

## VAT

VAT will be applicable on the letting of this property.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

## Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole agents Savills.

## Contact

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