

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















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.

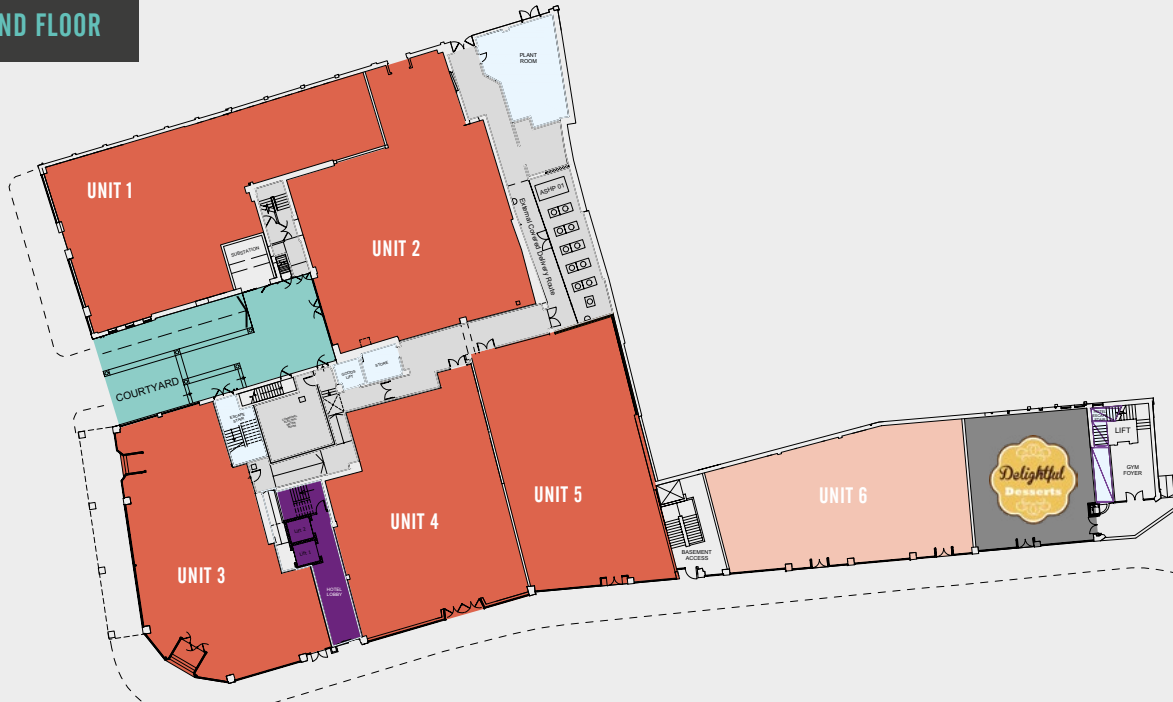
The Elderway project will comprise:

- 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	UNDER OFFER	

## 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 Let

## 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 Knivesmithgate. The proposals project the creation of 500 jobs.

[www.chesterfield.gov.uk/northerngateway](http://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.





## Contact



Adam Mobley  
amobley@wsbproperty.co.uk  
0113 234 1444

Another Development By:



Working In Partnership With:



**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. WSB property & WE nor its employees or representatives have any authority to make or give any representation or warranty or enter in any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) these particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may not have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must let their solicitor check the plans and specifications attached to their contract. b) we have not made any investigations into the existence or otherwise any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed by [www.dsemotion.com](http://www.dsemotion.com) 03/20/2026