

bothams <sup>1871</sup>



Room 6b South Place, Beetwell Street, Chesterfield, S40 1SZ

£4,800 Per Annum



# Room 6b South Place, Beetwell Street

Chesterfield, S40 1SZ

- Situated within to The Nest - Therapy and Wellness HubWell situated commercial space close to the town centre
- High quality refurbished room of 165 sq. ft/ 15.329 sq. m
- Beautifully appointed and welcoming reception
- Available Immediately

An excellent opportunity to acquire well-situated and flexible ground floor space situated close to the town centre of Chesterfield, comprising of a room within The Nest – Therapy and Welness Hub.

A viewing is essential to appreciate the opportunity on offer.



## Room 6b, South Place

Room 6b, within Unit 6, South Place provides a room within The Nest - Therapy and Wellness Hub and accordingly provide an excellent opportunity for a complementary use amongst other Therapy and Wellness occupiers including Chesterfield Children's Physiotherapy, AM Sports Massage Therapy and formerly Cold Plunge.

The premises offer well-situated space located a short-distance from the heart of Chesterfield Town Centre, and a substantial refurbishment of the premises has just been completed, leaving the property in excellent condition ready for immediate occupation.

A viewing is highly recommended to appreciate the standard and quality of the accommodation on offer.





### Accommodation

The premises have just undergone an extensive refurbishment, and Room 6b comprises of an independent room of 165 sq. feet, with suspended ceilings and LED lighting, just off the beautifully appointed and welcoming shared reception.

There is also a shared disabled WC facility that has recently been refitted to an excellent standard.

### Key Information

- Services – The room is let on a basis to include utilities, subject to a fair usage policy to be reviewed six monthly.
- Service Charges – service charges are in place to cover communal facilities within the building, including maintenance of the fire alarm system.
- Wi-Fi is available within the building - this is arranged by one of the existing tenants with the cost split between the rooms.
- Cleaning of the communal areas - this is arranged by one of the existing tenants with the cost split between the rooms.
- Communal supplies - supplies such as toilet roll etc. are purchased by one of the existing tenants with the cost split between the rooms.
- Insurance – The premises are offered effectively on repairing and insuring terms, with the tenant to reimburse the landlord for their proportion of the buildings insurance payable as Insurance Rent.
- Non-Domestic Rates – The premises are currently entered within the rating list as part of the main building, and will require separation. The premises will qualify for small business relief, meaning no rates will be payable for qualifying occupiers.





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Accounts and Business Advisors  
Tel: 01284 231185

TRANSFORMATION HQ

THE NEST

PRIVATE  
CAR  
PARK

COBBLER

NEXT

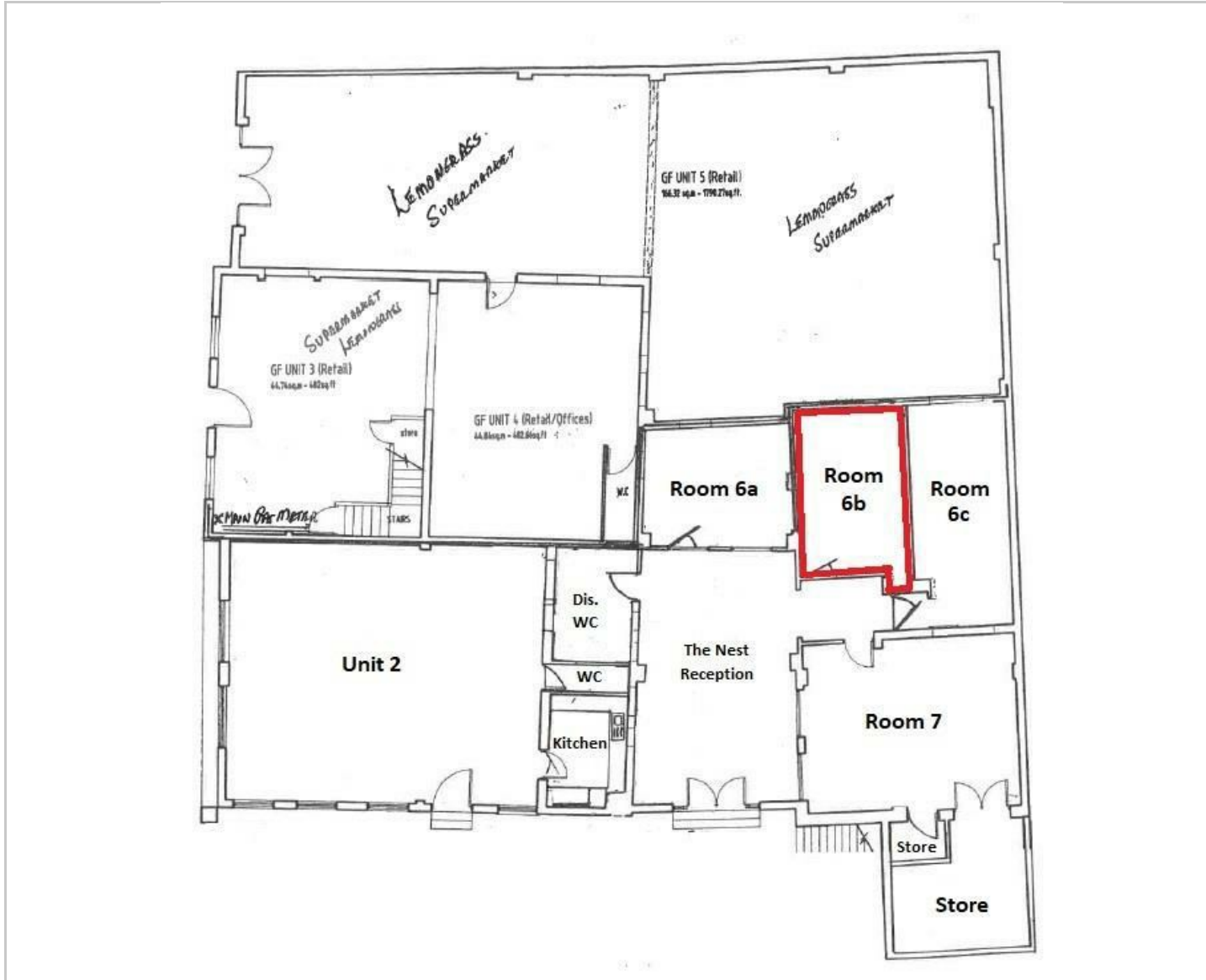
Poundland

Pets  
at Home

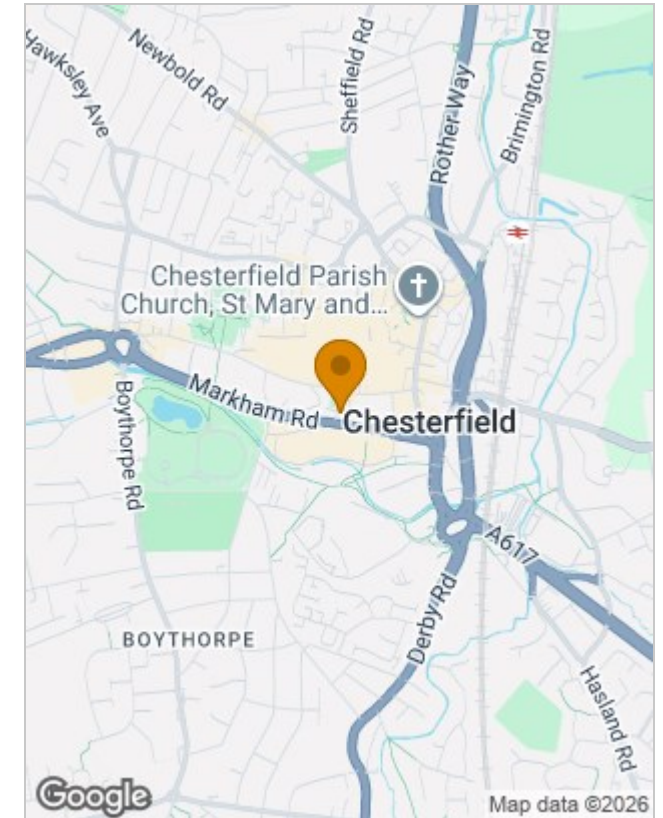
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Entrance  
and car  
park at  
front

## Floor Plans



## Location Map



## Energy Performance Graph

The Nest South Place Off Beetwell Street Chesterfield S40 1SZ	Energy rating <b>C</b>
Valid until 10 June 2035	Certificate number 7574-0135-9069-7751-5323

Property type	Offices and Workshop Businesses
Total floor area	158 square metres

**Viewing** Please contact our Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
Tel: 01246 233121 Email: enquiries@bothams.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.