



The Old Post Restaurant, 43 Holywell Street, Chesterfield, S41 7SH
TO LET £18,000 PER ANNUM
FOR SALE £250,000



* TO LET OR FOR SALE * HIGHLY PROMINENT GRADE II LISTED PREMISES * FORMERLY RAN AS A POPULAR RESTAURANT * RESTAURANT/BAR AREA WITH MULTI-ASPECT * COMMERCIAL KITCHEN * FURTHER LOWER GROUND RESTAURANT * REAR LOBBY WITH W.C.'S OFF * DELIGHTFUL WALLED COURTYARD SUITABLE FOR OUTSIDE DINING * TWO/THREE BEDROOM FIRST FLOOR LIVING SPACE WITH LOUNGE AND BATHROOM * USE CLASS E * AVAILABLE IMMEDIATELY

- Prominent landmark restaurant property in a prime Chesterfield, Derbyshire location.
- Historic building with parts believed to date back to the 16th century, offering exceptional character and heritage appeal.
- Rare double-barrelled cellar, a distinctive and unusual feature with excellent storage potential.
- Character-filled interior featuring substantial exposed timber beams throughout, including an impressive King Post roof truss within the first-floor bedroom and bathroom.
- Premises licence available for transfer, subject to the approval of the licensing authority.
- Ample surrounding parking, providing convenient access for customers and visitors.
- A unique opportunity to acquire a well-established period restaurant property combining historic charm with commercial potential - or other commercial use. .

W T Parker are proud to bring to the market these highly prominent business premises, formally the home of the highly regarded 'The Old Post Restaurant'. The premises offer first class business accommodation to the ground floor which have most recently been used as two dining rooms but could be used for other uses under Use Class E. There is also a commercial kitchen space, two WC's and a rear lobby area which leads to a highly attractive walled courtyard with outbuildings.

To the first floor, there is residential accommodation which is accessed from the lower restaurant area and offers a good sized living space with two/three bedrooms, lounge and bathroom.

It is also worth noting that the premises are available for immediate occupation.



GROUND FLOOR

RESTAURANT

Main Dining Area

22'2" x 16'4" (6.76m x 5.00m)

Entering from the corner of the premises via an entrance vestibule, a quaint restaurant which has feature fireplace, beamed ceiling and illuminated windows to both Holywell Street and Durrant Road.

Kitchen

17'8" x 8'7" (5.41m x 2.63m)

A commercial kitchen space with gas, electricity and hot and cold water facilities. Also having door to rear and double doors leading on to Holywell Street.

LOWER GROUND FLOOR

Lower Dining Area

15'6" x 12'5" (4.73m x 3.80m)

Another good sized seating/dining room with feature fireplace, beamed ceiling, wood flooring, window and door to Durrant Street, door to good sized and useable basement/cellars, further door leading to stairwell serving the first floor accommodation and further door leading through to:

Rear Lobby

With door to outside and further doors leading to:

WC 1

With low flush w.c., wash hand basin and window to rear elevation.

WC 2

With low flush w.c., wash hand basin and window to rear elevation.

FIRST FLOOR

LIVING ACCOMMODATION

Lower Landing

With stairs leading to upper landing and doors leading to:

Bedroom One

15'6" x 10'2" (4.73m x 3.12m)

With window to side elevation, exposed ceiling truss, storage alcove.

Bathroom/WC

18'6" (max) x 7'6" (5.64m (max) x 2.31m)

With suite comprising panelled bath, pedestal wash basin, low flush w.c., exposed roof truss and window to side elevation. Also having walk-in storage cupboard which houses the gas central heating boiler.

Upper Landing

With doors leading off to:

Dining Room/Bedroom 3

14'2" x 9'11" (4.34m x 3.04m)

With window to front elevation and radiator.

Bedroom Two

18'1" x 8'7" (5.52m x 2.62m)

A double aspect room with windows to front and rear elevations, fireplace, wood flooring and radiator.

Lounge

12'6" x 11'5" (3.83m x 3.49m)

With fireplace having an open grate, window to front elevation, built-in storage cupboard and radiator.

Outside

The premises has an attractive walled forecourt to the rear with gate giving access to Durrant Road.

Floor Area

The premises have an approximate gross internal floor area of 1777 sq.ft. (165 sq.m)

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

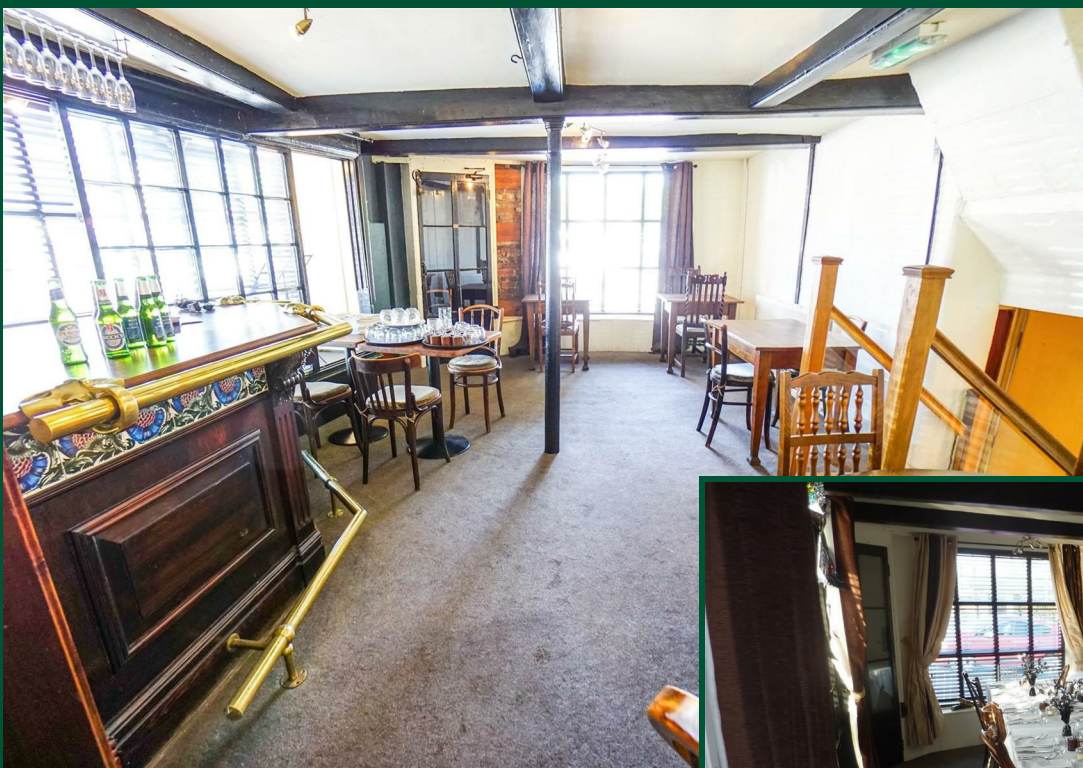
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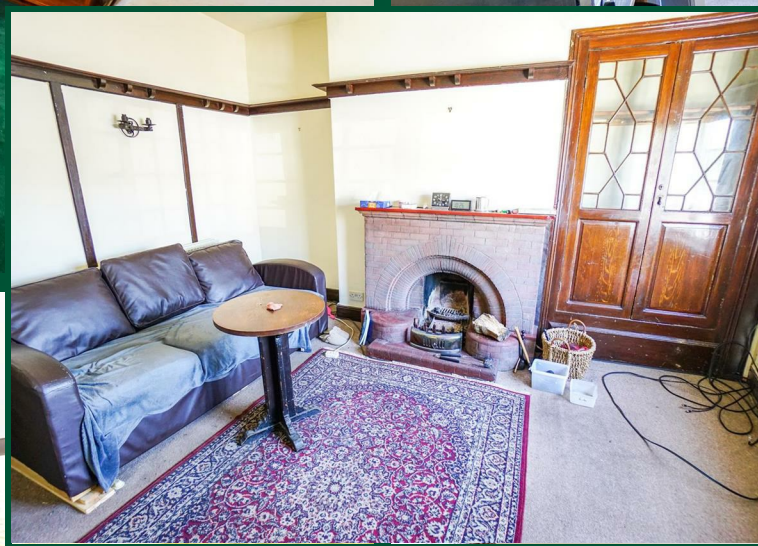
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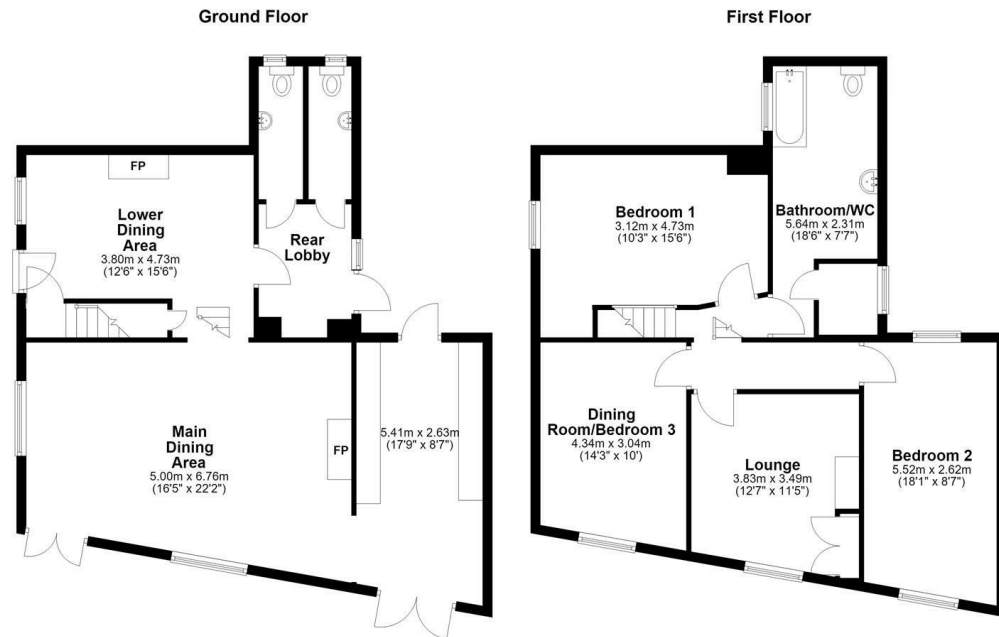
Business Use Class

We are informed by the Local Authority that the premises fall under Use Class E









Total area: approx. 149.4 sq. metres (1608.2 sq. feet)

Approx. Dimensions. For Identification Purposes Only.
Plan produced using PlanUp.



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