

THE RECTORY

CHURCH WAY, CHESTERFIELD, S40 1SF

**PUBLIC HOUSE IN CHESTERFIELD TOWN CENTRE - ALL ENQUIRIES -
FREEHOLD AND FREE OF TIE LEASEHOLD OFFERS CONSIDERED**



THE RECTORY CHURCH WAY, CHESTERFIELD, S40 1SF

HIGHLIGHTS INCLUDE:

- Detached Public House To Let
- Busy Town Centre Location on Church Way
- Property arranged over ground, basement and first floor
- Upper Floor Living Accommodation
- Site Area of 0.17 acres (0.06 hectares)
- Freehold Offers Invited
- A new free of tie lease is available for a term to be negotiated with a guide rent of £45,000 per annum

LOCATION

The Rectory is located in Chesterfield town centre, approximately 13 miles south of Sheffield and 12 miles north west of Mansfield.

The Property occupies a prominent town centre location on Church Way and the surrounding area is commercial in nature with a mix of retail and leisure units nearby. The site is situated within close proximity to Chesterfield railway station and arterial roads (e.g., the A61 and A619), which connects Chesterfield to neighbouring cities (i.e. Sheffield, Derby and Nottingham).

DESCRIPTION

The Property comprises the ground, basement and first floor of a two storey, detached building with brick elevations beneath a multi-pitched, slate covered roof.

To the rear of the Property, there is an extension partly beneath a single pitched, tile roof and partly beneath a flat roof.



ACCOMMODATION

Ground Floor: The ground floor comprises a large bar servery and trading area split into casual dining and drinking areas. The main bar area consists of approximately 35 covers and leads into a small lounge snug and additional dining rooms consisting of approximately 75 covers on tables and chairs. Ancillary trade areas comprise customer WCs (including disabled toilets), commercial kitchen and associated prep rooms.

Basement: Beer cellar and stores.

First Floor: The first floor comprises a manager's office and private living accommodation consisting of 3 double bedrooms, lounge, office, kitchen and bathroom.

TENURE

Leasehold. Further details are available upon request

RATING

2026 Rateable Value - £47,000.

EPC

The Property has an EPC rating of C-65.

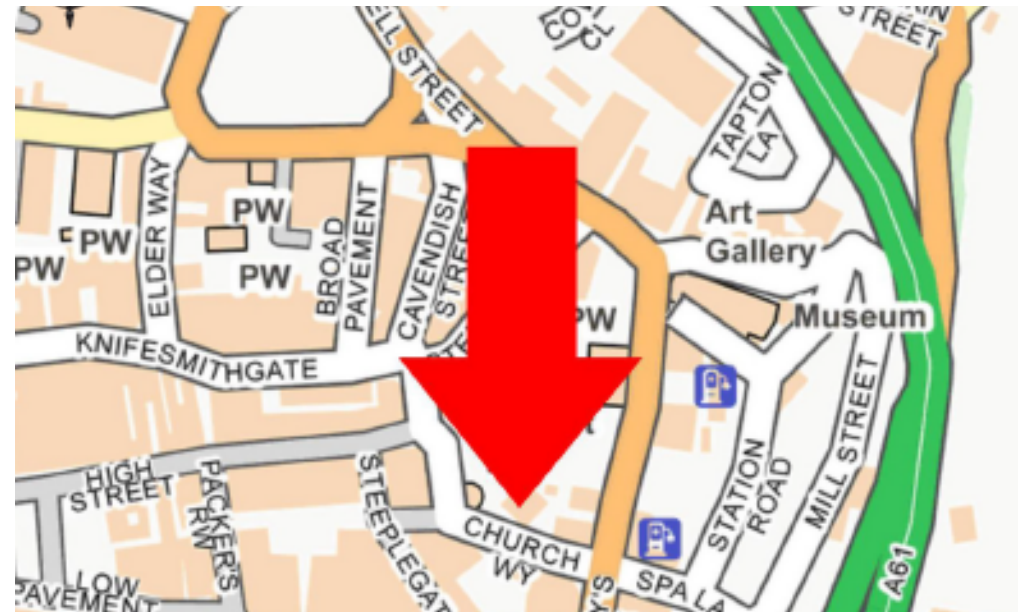
PLANNING

The subject Property is not listed but it is located within the Town Centre Conservation Area.

LICENCE

The Property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on 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



FIXTURES AND FITTINGS

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

TERMS

Guide rent of £45,000 per annum for a new free of tie lease on terms to be negotiated. Freehold Offers also Invited.

MONEY LAUNDERING

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

VIEWINGS

All viewings must be arranged strictly by appointment with the sole agents Savills.





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