

Lot 12, Beetwell House, Beetwell Street, Chesterfield, Derbyshire S41 7RW

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Well Located Town Centre Office Investment

www.acutus.co.uk

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Property Information

Well Located Town Centre Office Investment

- Substantial office building with 50 space undercroft car park
- Approx. 2,795.65 sq m (30,093 sq ft)
- Office let to The Secretary of State for Levelling Up, Housing and Communities until August 2025
- Immediate asset management opportunities including possible dilapidations settlement (not yet served)
- Prominent location in Chesterfield town centre close to Ravenside Retail Park and Vicar Lane Shopping Centre

Lot 12
Auction 15th May 2025

Rent Gross: £182,250 per Annum
Exclusive
Status Available

Sector Office
Auction Venue Live Streamed Auction

On Behalf of Trustees

Location

Miles 10 miles south of Sheffield, 22 miles north west of Nottingham
Roads M1, A61, A617
Rail Chesterfield Railway Station
Air Sheffield City Airport

Situation

The property is prominently located on the corner of Beetwell Street and Lordsmill Street. The property is well positioned opposite Vicar Lane Shopping Centre and close to Ravenside Retail Park with excellent communications to the A61, A617 and in turn the M1. Nearby occupiers include Kwik Fit, B&M, Bensons for Beds, Marks and Spencer, Waterstones and JD Sports.

Tenure

Leasehold. Held on three separate titles. (Office) - 999 years from The Mayor, Aldermen and Burgesses of the Borough of Chesterfield until 21/06/2969 at a rent of £100 pa. (Office) - 999 years from The Mayor, Aldermen and Burgesses of the Borough of Chesterfield until 18/10/2965 at a rent of £8,646.84 pa (1). (Car Park) - 990 years until 24/09/2964 at a rent of £2,000 pa (2).

EPC

D79.

Description

The property comprises a substantial office building providing office accommodation arranged on the ground to fifth floors. The property benefits from an undercroft car park for approximately 50 vehicles.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Office	426.25	(4,588)	THE SECRETARY OF STATE FOR LEVELLING UP, HOUSING AND COMMUNITIES	Approx. 3 years from 25/08/2018 (Holding Over)(3)	£182,250
First	Office	473.88	(5,108)			
Second	Office	473.88	(5,108)			
Third	Office	473.88	(5,108)			
Fourth	Office	473.88	(5,108)			
Fifth	Office	473.88	(5,108)			
Ground	Car Park (50 spaces)	-	-	VACANT	-	-
Total		2,795.65	(30,093)			£182,250

(1) The lease provides for the next rent review to take place on 19/10/2031 to 1/11th of rents receivable. Please see the legal pack.

(2) The lease provides for the next rent review to take place 25/03/2031 to 1/11th of rents receivable. Please see the legal pack.

(3) The landlord served a S25 notice (Landlord and Tenant Act 1954) on 22/11/2023. The occupational lease was extended and now expires on 31/08/2025.

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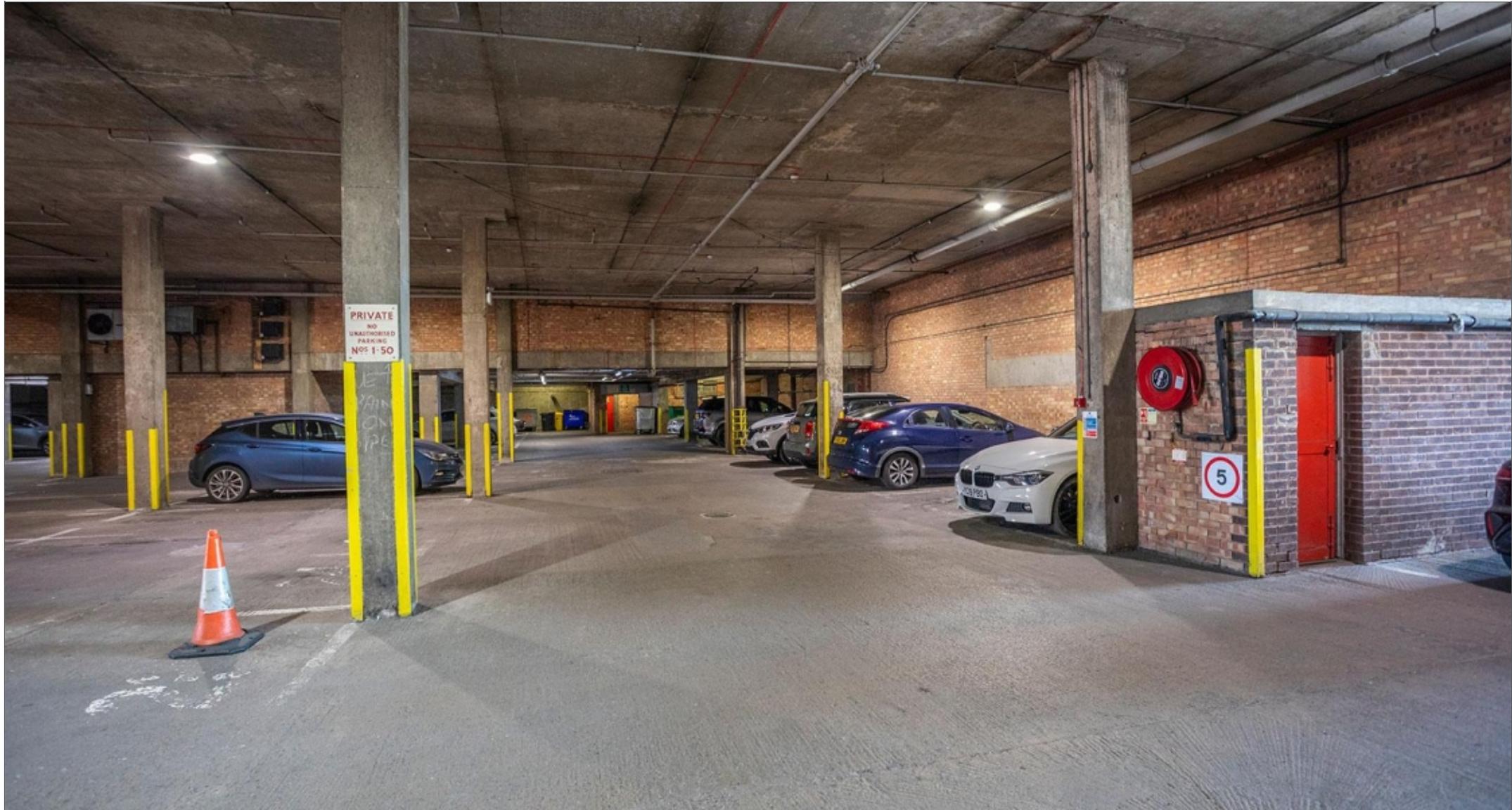
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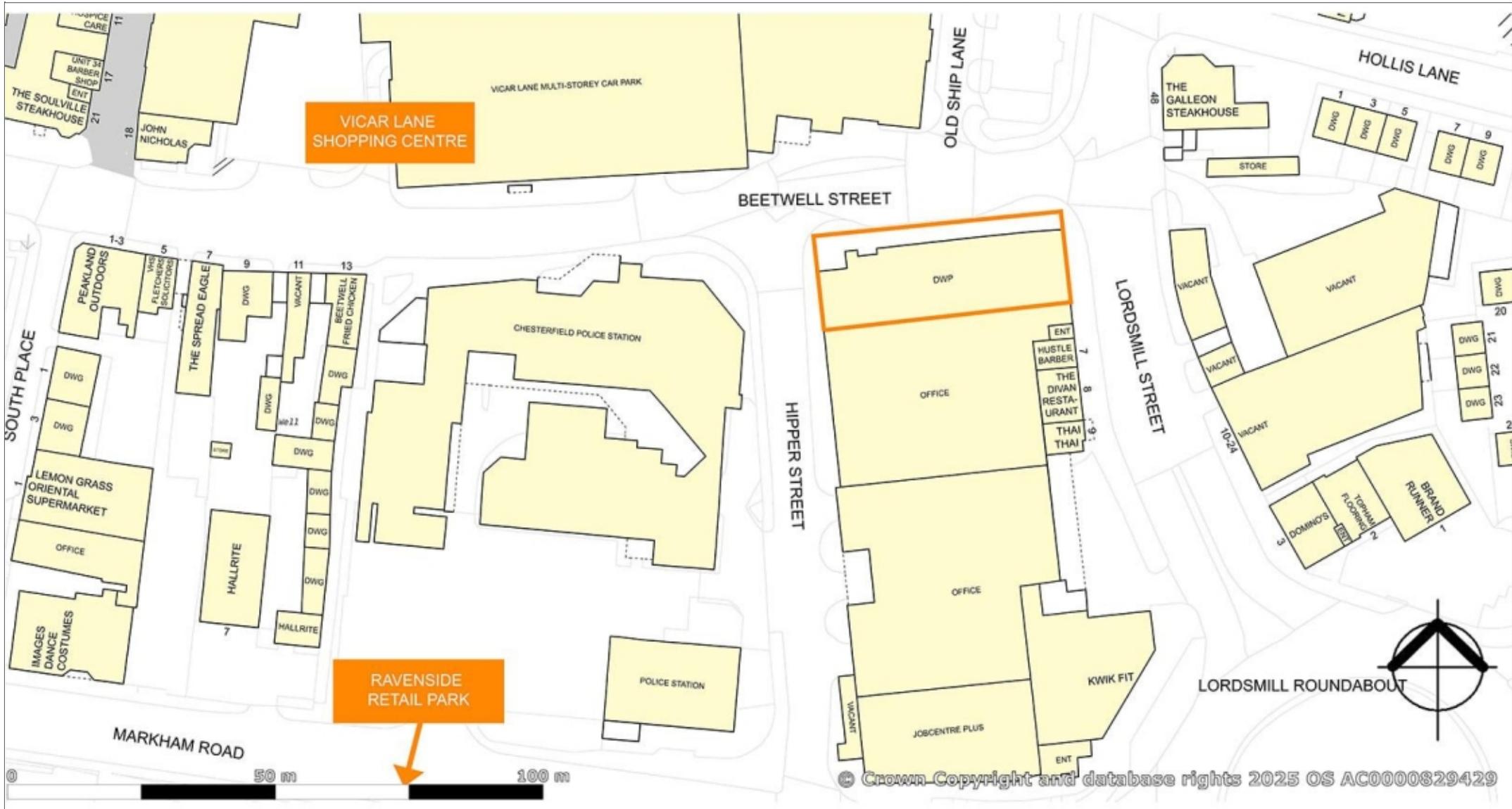
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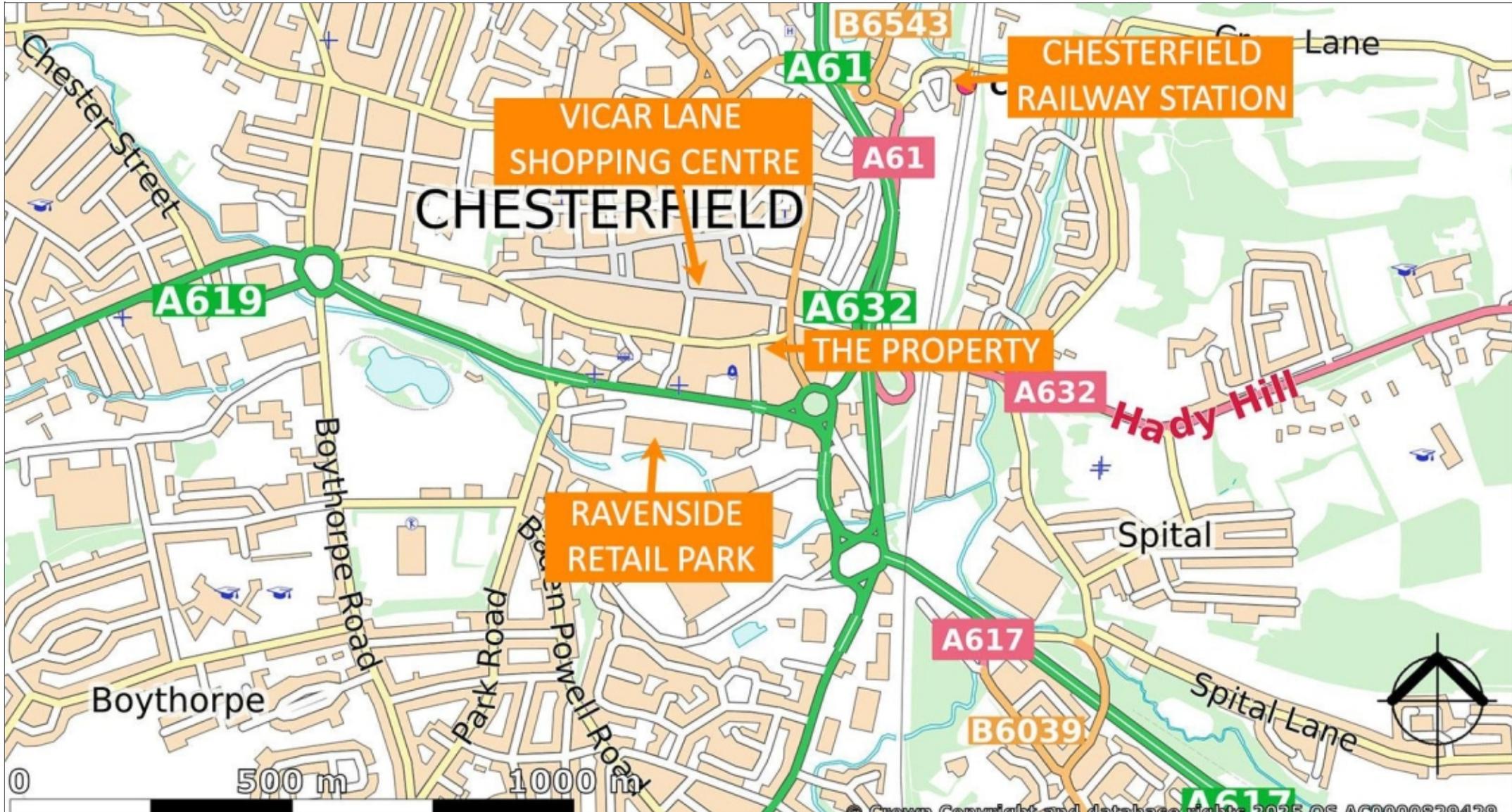
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2024