

1-5 Burlington Street | Chesterfield | S40 1RS

# Prime corner frontage retail/leisure premises in Chesterfield town centre

181.80m<sup>2</sup>  
(1,957ft<sup>2</sup>)

- Prime town centre location
- Highly visible return frontage to Burlington Street and Packers Row
- Nearby operators include Primark, Greggs, Rebel Clothing, Specsavers and The Entertainer
- Forming the ground floor of a newly converted building with residential upper floors
- Quoting Rent £37,500 per annum exclusive



**TO LET**



Location



Gallery



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## Location

Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000 and is the seventh largest retail centre in the East Midlands. Chesterfield has 22% of affluent achievers and strong executive wealth and mature money social groups within the catchment.

The location benefits from good footfall being pedestrianised and linking the busy Market Place (which has Markets on Monday, Thursday, Friday and Saturday), Vicar Lane Shopping Centre. The immediate locality is occupied by national multiple retailers which include Specsavers, Greggs, H Samuel, Primark and Vodafone.



## Accommodation

The property comprises a ground floor retail unit with prominent glazed return frontage to Burlington Street and Packers Row. Internally it comprises of an open plan sales area with rear storage, kitchen and staff WC. The property has been refurbished to a high specification white box ready for an incoming tenant. It comprises the following approximate areas:-

| Floor              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 181.80         | 1,957           |





## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£37,500 per annum**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

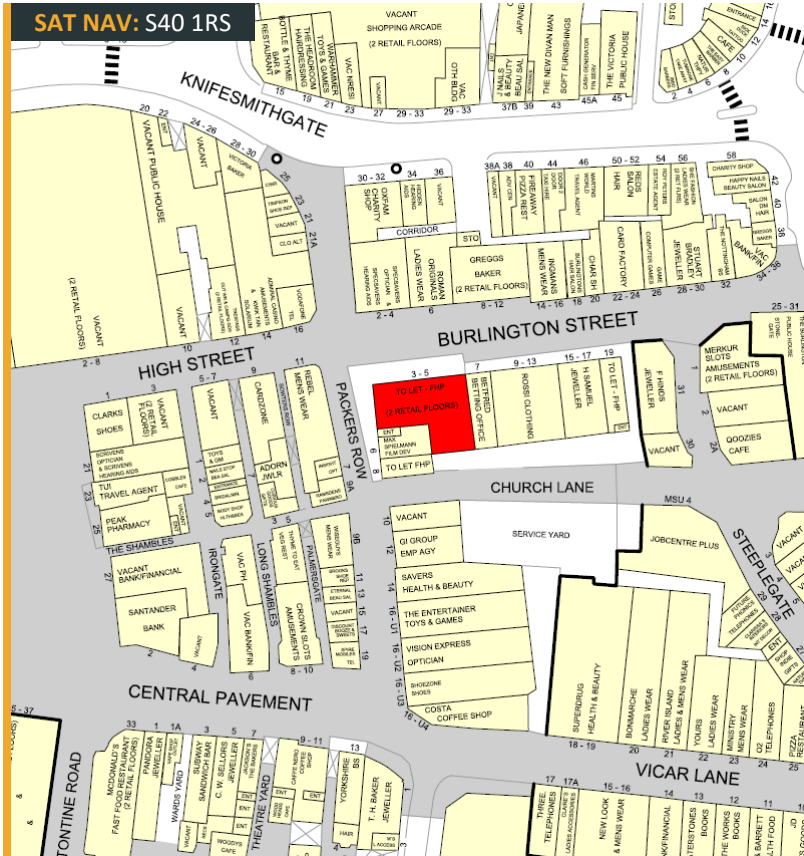
## Business Rates

The Rateable Value for the property requires revaluation upon occupation following reconfiguration.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## VAT

VAT is applicable at the prevailing rate.



## EPC

A copy of the EPC is available on request.

## Service Charge

There is a service charge payable. The current estimate is £2,181.88.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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20/03/2024

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