

9-9b Packers Row | Chesterfield | S40 1RB

Prime retail unit in Chesterfield town centre (Available to lease or freehold)

Ground Floor Sales
85.01m² (915ft²)

- Prominent retail unit with return frontage
- Busy pedestrianised location between Vicar Lane Shopping Centre and High Street
- Nearby operators include Costa, Vision Express, The Entertainer, Specsavers and Savers
- Rent £22,500 per annum
- Freehold offers over £200,000



TO LET/FOR SALE



Location



Gallery



Contact



Location

Chesterfield is a busy market town, 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 7th largest retail centre in the East Midlands. Chesterfield has 22% affluent achievers and strong executive wealth and mature money social groups within the catchment.

The subject property benefits from strong daily footfall being within the town centre pedestrianised circuit linking Market Place, Vicar Lane Shopping Centre and High Street. The immediate locality comprises an excellent mix of national and regional operators including Savers, Costa, Vision Express, The Entertainer and Specsavers.

The Property

The property is arranged over ground and first floor and contains the following dimensions:-

| Floor | m ² | ft ² |
|--------------------------|----------------|-----------------|
| Ground Floor Sales | 85.01 | 915 |
| Ground Floor Ancillary | 1.49 | 16 |
| First Floor Sales/Stores | 86.21 | 928 |
| Total | 172.71 | 1,859 |





Lease Terms

The property is available on a new full repairing lease for a term of years to be agreed at a quoting rent of:-

£22,500 per annum

Freehold Sale

A freehold sale would be considered at offers over:-

£200,000

Planning

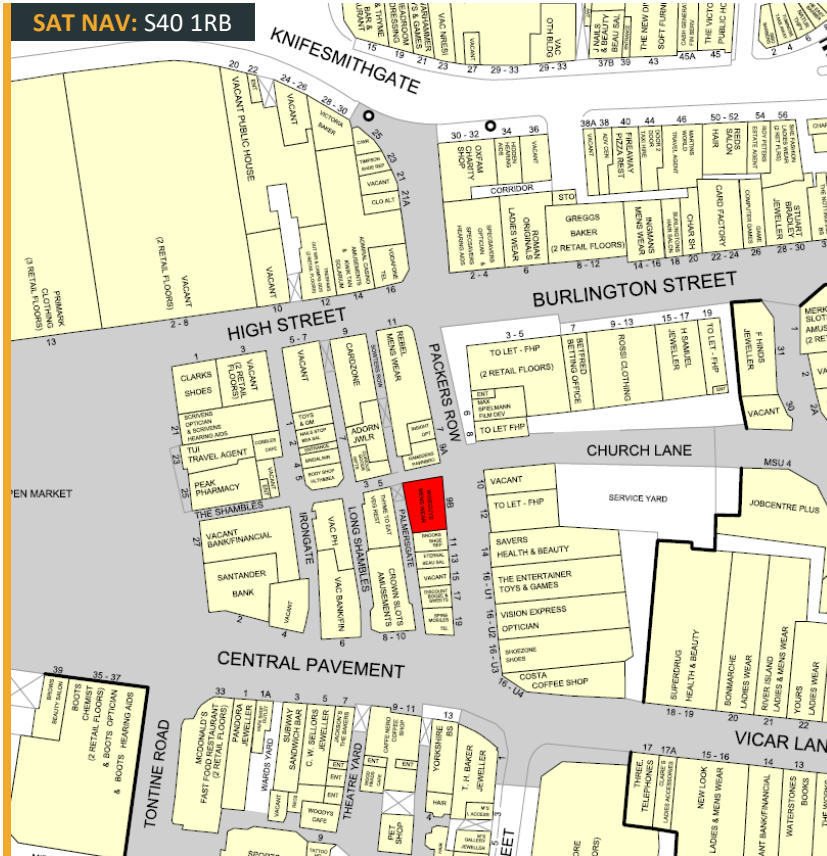
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £30,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.



EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

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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Please click here to read our "Property Misdescriptions Act". E&OE.