

## Fully refurbished retail unit in Chesterfield

**Ground Floor**  
**46.04m<sup>2</sup> (496ft<sup>2</sup>)**

- Prime town centre location
- Return frontage
- Nearby operators include Specsavers, the Entertainer, H Samuel and Primark
- Fully renovated to white box specification
- Forming the ground floor of newly converted building comprising residential upper floors
- Quoting Rent £16,500 per annum



**TO LET**



Location



Gallery



Contact

## 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, The Entertainer, Vision Express, H Samuel, Primark and Vodafone.

## Accommodation

The property comprises a ground and first floor retail unit with return frontage onto Packers Row. It has been refurbished to a high specification white box ready for an incoming tenant. Internally it comprises a ground floor sales area together with first floor staff room, storage and WC.



Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	46.04	496
First Floor	33.14	357
<b>Total</b>	<b>79.24</b>	<b>853</b>



## 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:-

**£16,500 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

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

Rateable Value (2023): £15,750

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 £866.74.

## 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

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