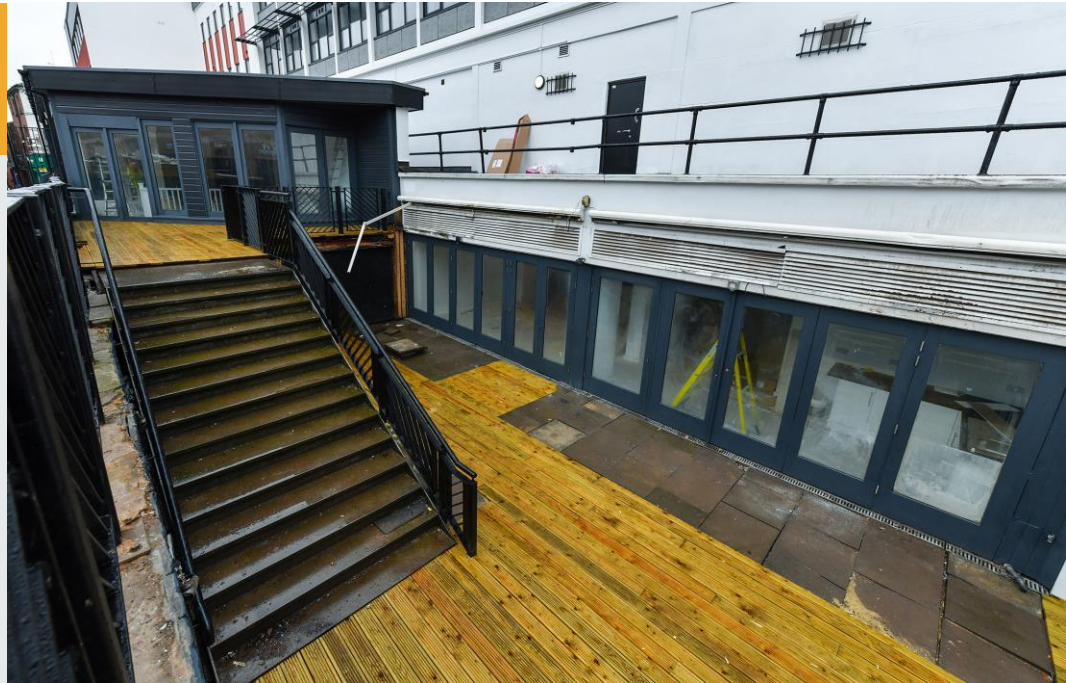


2-10 Church Lane | Chesterfield | S40 1SD

Fully refurbished retail/leisure premises in the heart of Chesterfield (alternative uses considered STP)

357.67m²
(3,850ft²)

- Former bar/restaurant premises
- Refurbished and fitted out to a white box specification
- Ground floor entrance with lower ground floor accommodation
- Private external area
- Suitable for retail, leisure or office uses
- Close to the main retail provision and within bar/restaurant circuit
- Quoting Rent £20,000 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 subject property is situated on the pedestrianised Church Lane between the junction of Packers Row and Steeplegate. It is a short distance from the retail pitch of Vicar Lane with retailers in the immediate vicinity being a strong mix of retail and leisure including Specsavers, The Entertainer, Vision Express, The Burlington Pub, Qoozies and Greggs.

Accommodation

The property comprises a former bar/restaurant premises which has been refurbished to a white box specification internally ready for an ingoing tenant's fit out. The property would be suited to retail, leisure, café/restaurant or office uses. It provides the following approximate accommodation:-

Floor	m ²	ft ²
Ground Floor	41.43	446
Lower Ground Floor	357.67	3,850
Total	399.10	4,296





Location



Gallery



Contact



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:-

£20,000 per annum

Planning

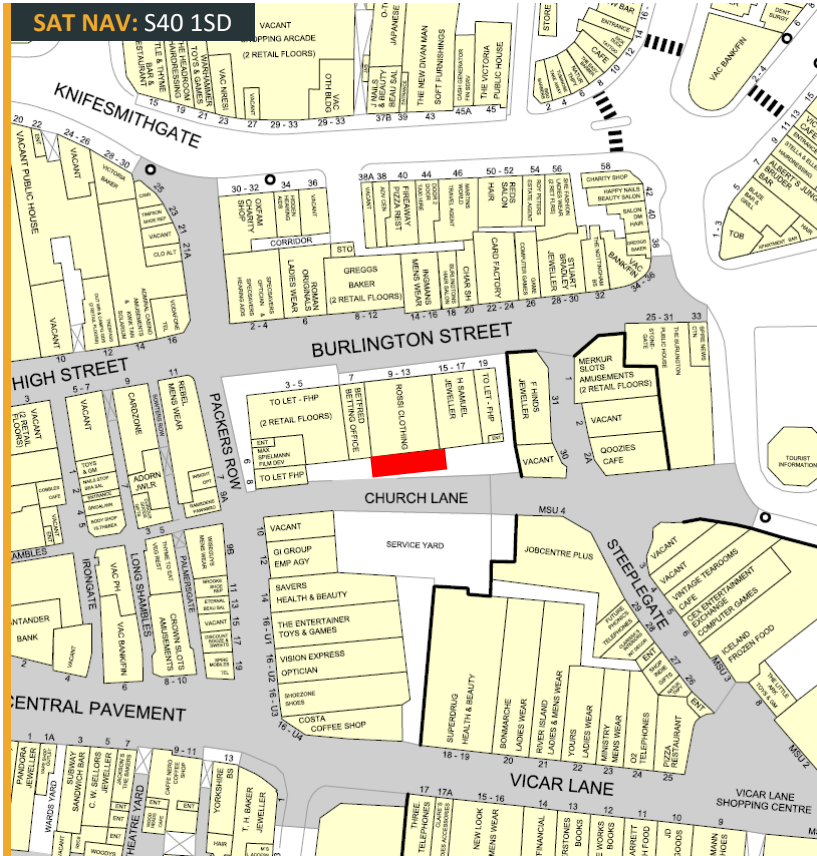
The property was last used as a bar/restaurant premises which would now fall into **Use Class E** however all parties would be advised to verify the current use class with the local authority.

Business Rates

Following reconfiguration of the property the business rates will require reassessment on occupation. Please contact the relevant local authority for further information.

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 £2,539.18.

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.