

12 Packers Row | Chesterfield | S40 1RB

Prime retail premises in Chesterfield town centre

Available to lease or freehold

204.38m²
(2,200ft²)

- Prime position on the pedestrianised Packers Row
- Central location close to the Vicar Lane Shopping Centre and Market Place
- Well presented throughout
- Ground floor 105.06m² (1,131ft²)
- First floor stores 99.31m² (1,069ft²)
- Nearby operators include Savers, The Entertainer, Vision Express, Shoe Zone and Costa



TO LET / FOR SALE



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 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 comprises a self contained retail unit fronting onto Packers Row with rear servicing from Church Lane. The accommodation is arranged over ground and first floor with an open plan ground floor sales area and upper floor stores with ancillary kitchen and staff WCs. Internally the property is fitted to a high standard ready for an ingoing tenant's fit out.



EPC

A copy of the EPC is available on request.



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	105.06	1,131
First Floor Stores	99.31	1,069
Total	204.38	2,200

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of:-

£26,000 per annum

Freehold

The landlord would consider a sale of the freehold at a quoting price of:-

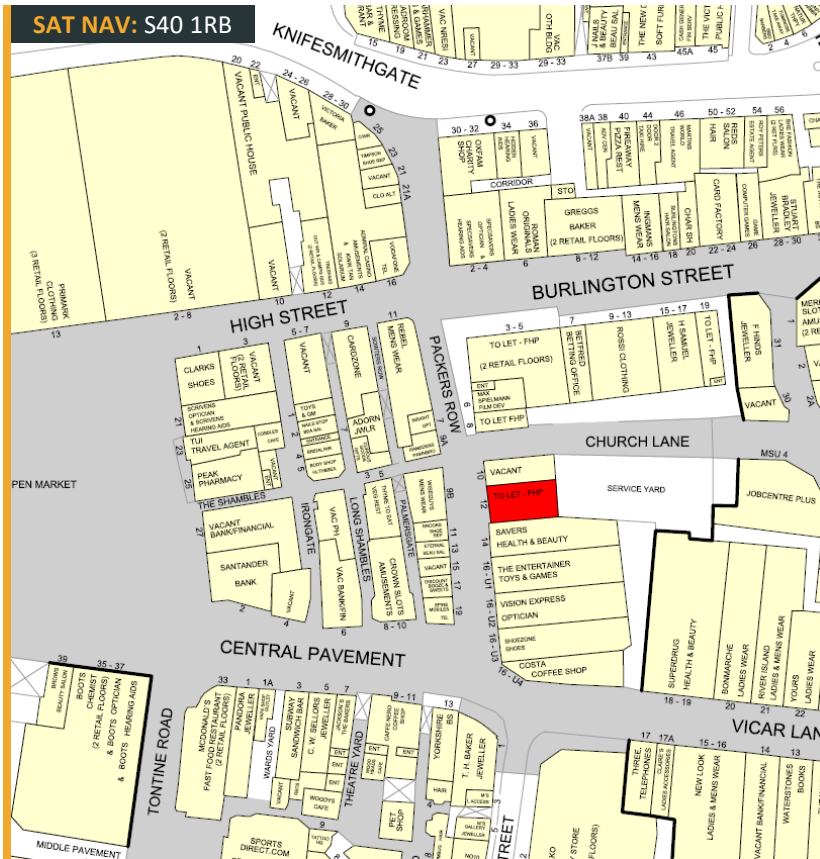
£295,000

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.

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Rateable Value (2023): £31,000

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.

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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25/03/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.