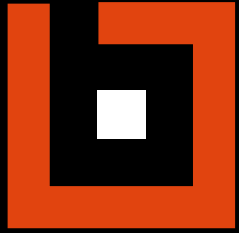


BAILEYS



SQUARE

Bar, Restaurant, Café and Leisure UNITS TO LET

BROADLEYS | CLAY CROSS | S45 9JE



Funded by
UK Government

POWERED BY

**LEVELLING
UP**



North East
Derbyshire
District Council



OVERVIEW

- Bar, Restaurant, Café and Leisure units to let from 550-4,809 sq ft (51.1-4,46.8 sq m)
- Creation of a new town square and pedestrianised area in the centre of Clay Cross
- Population of 32,000 within a 10 minute drive
- Planning consent for Use Class E
- Rent: £16 per sq ft
- On site car park
- Pedestrianisation of Market Street between Bridge Street and the A61
- Close to Clay Cross bus station



TO DERBY



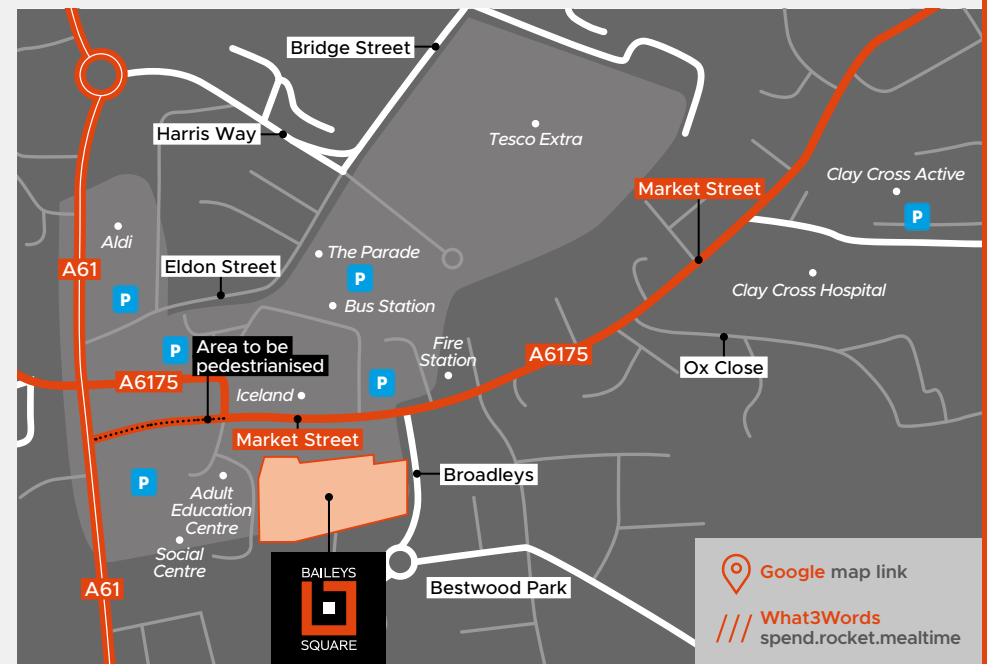
LOCATION

Clay Cross, North East Derbyshire, is a thriving town with 8,500 residents, that has experienced significant growth and regeneration investment in the past ten years; it is a perfect blend of historic streetscape and new developments.

In the past 6 years over 600 dwellings have been built locally with commitments for a further 489 dwellings in the Clay Cross area.

With a population of 32,000 within a 10 minute drive, Clay Cross is a short distance from Chesterfield and the M1, with aspirations in place for a dedicated rail station.

Adjacent to a new town square and pedestrianised area in the centre of Clay Cross, Baileys Square offers an exciting opportunity for leisure, food and drink businesses who wish to become part of the vibrant future of the town.



ACCOMMODATION

Self-Contained shell units (available as one or multiples of 50 sq metres).

	SQ FT	SQ M
No.1 Baileys Square	4,809	446.80
Units 2-5	2,192	203.70
Units 6-8	1,640	152.40
Unit 9	550	51.10
Unit 10	550	51.10
Unit 11	550	51.10
Units 12-15	2,172	201.80
Units 16-17	1,635	151.90

SERVICES

The property benefits from mains electricity, water and drainage. Connection point for tenants to install mains gas.



SPECIFICATION



Mains electric supply connected



Shop fronts installed



Accessible WC installed



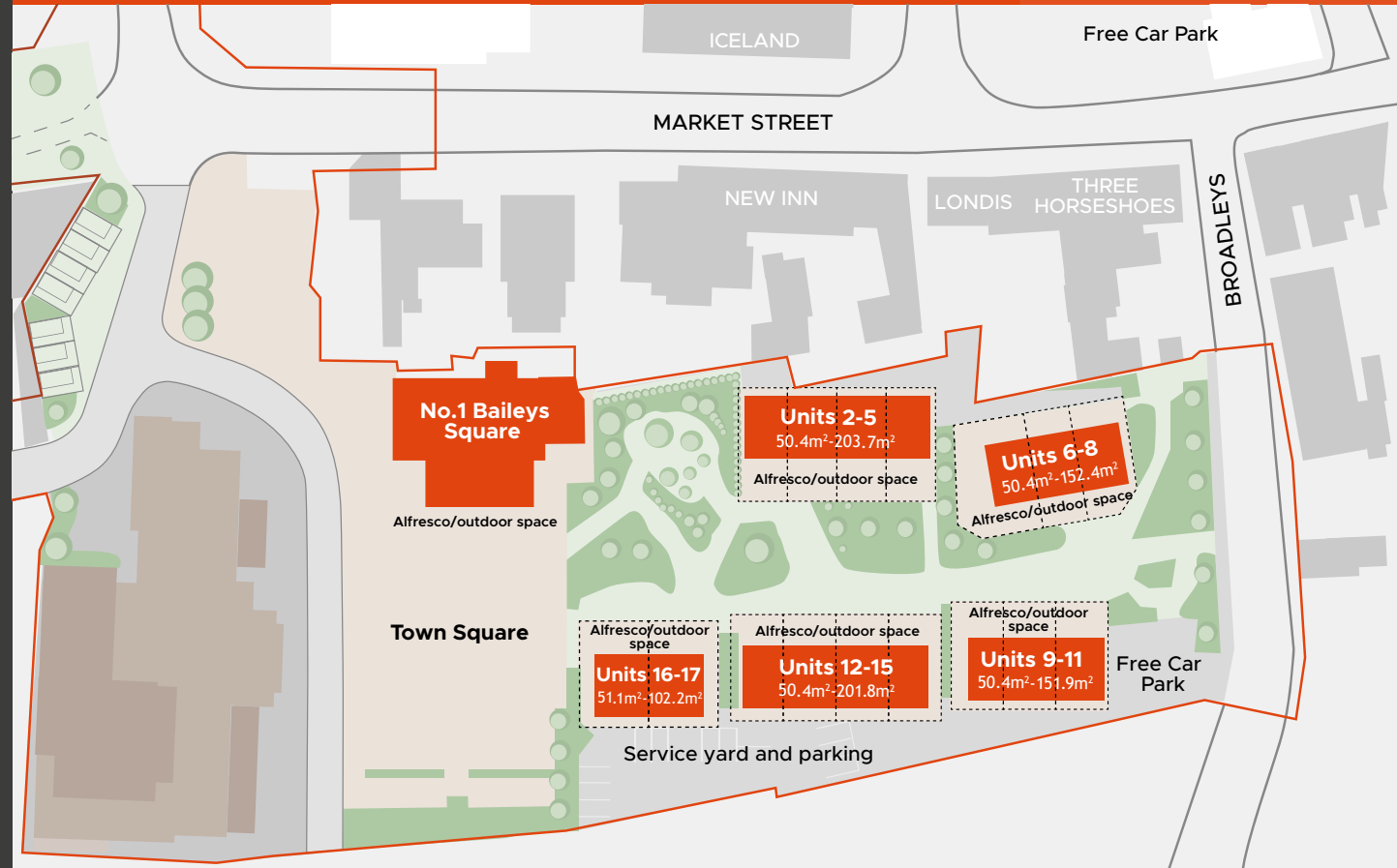
Mains water supply connected



Potential for gas connection



Outside seating terrace



NO.1 BAILEYS SQUARE

■ Lettable area ■ Service charge applicable

GROUND FLOOR

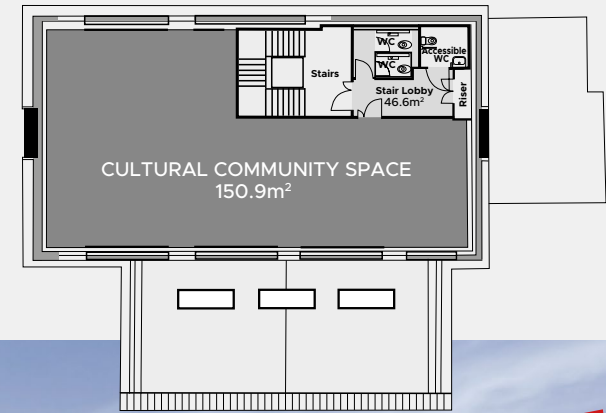


1ST FLOOR



2ND FLOOR

Second floor to be used as a cultural community space run by North East Derbyshire Council.



FURTHER INFORMATION

BUSINESS RATES

To be assessed upon occupation. Interested parties should enquire with the local authority.

LEASE

Effective FRI by way of service charge for a term of years to be agreed, subject to 5 yearly rent reviews, upward only.

PLANNING CONSENT

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.

LEGAL FEES

Each party will bear their own legal fees in connection with the transaction.

SERVICE CHARGE

The budget is being assessed by the Landlord but is expected to be in the region of £3 per square foot.

RENT

£16 per square foot.

ENERGY PERFORMANCE

To be assessed on completion.

VIEWING /ENQUIRIES

Viewing is strictly via appointment. For further information please contact the sole agents.



Tom Wragg

07970 168 138
tom@fhp.co.uk

Alan Pearson

07876 396 005
alan@fhp.co.uk

Dominic Alston

07890 568 077
dom.alston@fhp.co.uk

IMPORTANT NOTICE: Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 6) No person in the employment of North East Derbyshire District Council has any authority to make or give any representation or warranty whatever in relation to this property. FHP 12/24. E&OE. Design by carve-design.co.uk 16807/7

