

2 High Street | Chesterfield | S40 1PS

Prime Market Square frontage retail/leisure space adjacent to new Tesco Express in Chesterfield town centre

278m² - 441m²
(3,000ft² - 4,750ft²)

- Prime position fronting the Market Square, adjacent to Primark
- Forming part of the former M&S, new retail units to be created
- Ground floor 441m² (4,750ft²)
- New Tesco Express store confirmed next door
- Nearby operators include Card Factory, Clarks, Loungers, Boots and Specsavers



TO LET



Location



Gallery



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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.

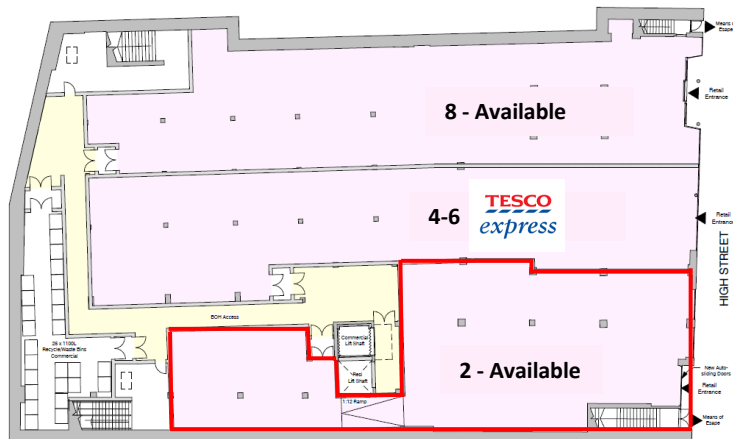
The subject property fronts the busy Market Square (with markets every Monday, Thursday, Friday and Saturday), it is a fully pedestrianised location with strong footfall. **Tesco Express have now exchanged on the unit adjacent**, opening in Q1 2026. The immediate locality is occupied by national multiple retailers including **Boots, Santander, Primark, Specsavers and McDonalds**.

The Property

The former M&S is being redeveloped to provide 3 prominent retail units at ground floor with redevelopment of the upper floors. The units will have a hugely prominent position in the heart of the town fronting the Market Square.

4-6 High Street adjacent has been let to Tesco Express.

The units will be provided in shell and core condition with capped services ready for fit out.





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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

On application based on size requirements.

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

The property is being reconfigured and therefore the business rates will need to be reassessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.



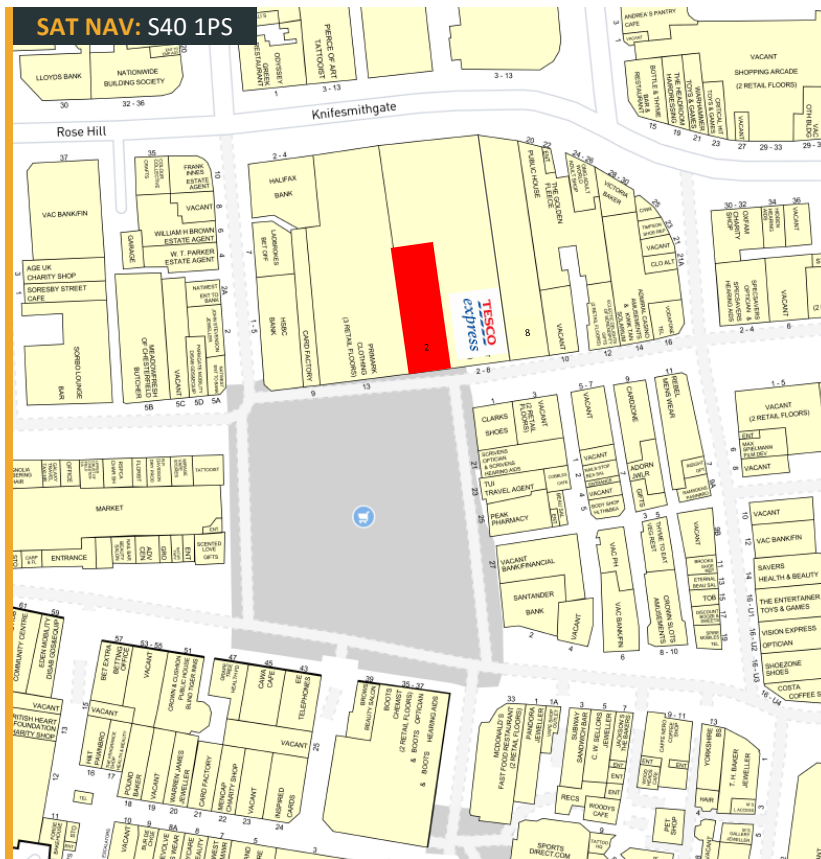
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VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge will be payable towards communal maintenance of the building.

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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06/01/2026



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