

## Retail/leisure premises in town centre

### Retail/Leisure Unit

859.26m<sup>2</sup> (9,249ft<sup>2</sup>)

- Town centre location with ample free parking nearby
- Adjacent to new library and redeveloped town square
- Ground floor sales 5,146ft<sup>2</sup> / Ground floor stores 793ft<sup>2</sup> / First floor sales 3,029ft<sup>2</sup> / First floor ancillary 281ft<sup>2</sup>
- E Class premises, suitable for retail and leisure (other uses considered subject to planning)
- Immediately available
- Available as a whole, however the landlord may split
- Rent - £45,000 per annum exclusive



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Location



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## Location

Staveley is a North Derbyshire Town located approximately 5 miles north east of Chesterfield and 13 miles south east of Sheffield, with good access to the M1, J29a. The Town has a population of approximately 18,430 people.

Staveley is benefitting from significant inward investment with the Town Centre having been awarded **£25.2m** as part of the Town Deal, which will include creation of a library and refurbishment of the Town Square immediately adjacent to the premises, with works nearing completion. The wider area surrounding Staveley is benefitting from development of a substantial number of residential estates, which will lead to the creation of up to **700 new dwellings**. There are also numerous commercial developments in the area such as **Markham Vale, Staveley 21** and **The Moorings** bringing new employment opportunities.

The property occupies a very prominent position on Market Place in the centre of town with frontages on Market Place and High Street. Retail in the Town Centre is anchored by the Morrisons superstore, situated approximately 200 yards north west of the subject premises. There are a number of free car parks in the vicinity including the Morrisons car park, which provides free parking to visitors of the Town Centre, as well as customers of the superstore.

## The Property

The property is a two storey retail unit with full height glazed frontages on both the south and eastern elevations. Internally, the ground floor sales is largely open plan with a staircase leading to the first floor sales, situated by the main entrance. Externally, the property benefits from access for loading and staff parking to the rear.





## Accommodation

The premises can be taken as a whole, however the landlord may consider splitting the ground floor sales.

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	478.08	5,146
Ground Floor Stores	73.67	793
First Floor Sales	281.40	3,029
First Floor Ancillary	26.11	281
<b>Total</b>	<b>859.26</b>	<b>9,249</b>

## Rent

The property is available at a passing rent of:

**£45,000 per annum**

## EPC

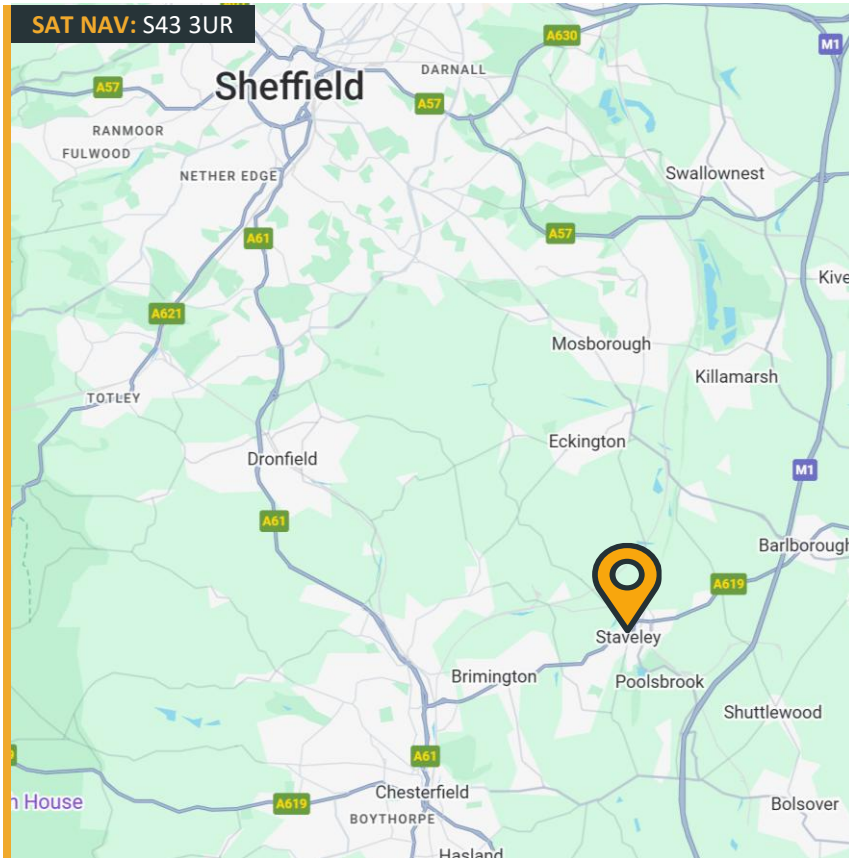
The property has an EPC rating of D.

## Business Rates

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

Rateable Value (2023): £44,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 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.



## VAT

The property is not elected for VAT.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

## 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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