

20-22 High Street | Staveley | Chesterfield | S43 3UX

Prominent retail unit in Staveley Town Centre

Ground Floor Sales

76.65m² (825ft²)

- Prominently situated on Staveley's main pedestrianised High Street
- 20 shared free car parking spaces to the rear
- Small business rates relief for applicable businesses
- Nearby operators include **Lipo Lab**, **Valley Carpets** and **Ladbrokes**
- Quoting rent £10,000 per annum exclusive



TO LET



Location



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Location

Staveley is located approximately 12 miles south of Sheffield and 5 miles north east of Chesterfield, with a population of around 18,000 and a wider catchment population of circa 25,000.

The property is prominently positioned on the pedestrianised High Street and benefits from proximity to a range of local, regional and national occupiers.

The Property

The subject property is a ground floor only retail unit and benefits from prominent return glass frontage onto the High Street. Internally, the ground floor provides an open-plan sales area with staff facilities to the rear.

The property also benefits from rear access, including excellent parking availability and bin storage facilities.

Accommodation

The property provides the following accommodation:-

Floor	m ²	ft ²
Ground Floor Sales	76.65	825

(These measurements are given for information purposes only.)





Location



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Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

£10,000 per annum exclusive
(ten thousand pounds)

Planning

The property is categorised as **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

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

Rateable Value from 1st April 2026: £9,300

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



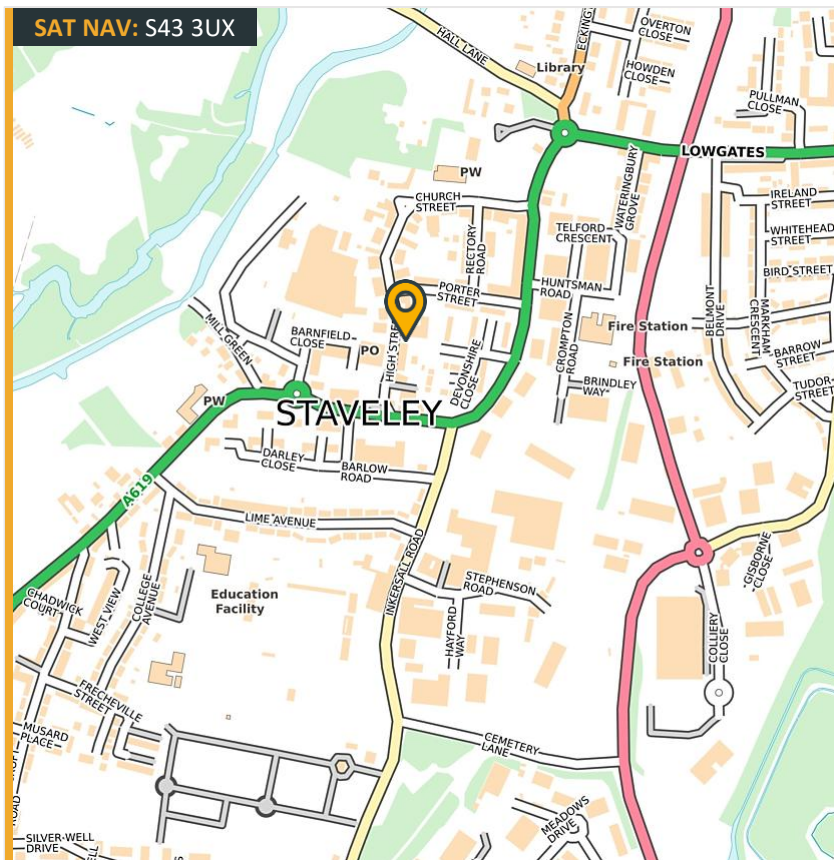
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EPC

The EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

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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