

9 High Street | Chesterfield | S40 1PS

Prime Market Square frontage retail/leisure space in Chesterfield Town Centre

Ground Floor Sales
110.27m² (1,185ft²)

- Prime position fronting the Market Square with strong footfall
- Prominent glazed frontage
- Use Class E planning consent
- Nearby operators include **Tesco**, **Card Factory**, **Clarks**, **Loungers**, **Boots** and **Specsavers**
- Quoting rent - £17,500 per annum exclusive



TO LET



Location



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Location



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Location

Chesterfield is a well established market town in Derbyshire, approximately 24 miles north of Derby and 13 miles south of Sheffield. The town services a core catchment population of approximately 156,000.

The property occupies a prime retail position on High Street, one of Chesterfield's principal retail thoroughfares leading to the popular Market Square. This well established retail pitch benefits from strong footfall.

High Street is home to many national operators including **Tesco**, **Clarks**, **Vodafone**, **Primark** and **Specsavers**. The busy Chesterfield Market Square is located a short walk away and hosts regular markets every Monday, Thursday, Friday and Saturday.



EPC

A copy of the EPC is available on request.





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Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground floor	110.27	1,185
First floor	90.86	978
Second floor	75.99	818
Third floor	52.95	570
Total	330.07	3,551

(These measurements are given for guidance purposes only).

Quoting Rent

The property is available by way of a new full repairing and insuring lease for a term by agreement at a quoting rent of:

£17,500 per annum exclusive

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.



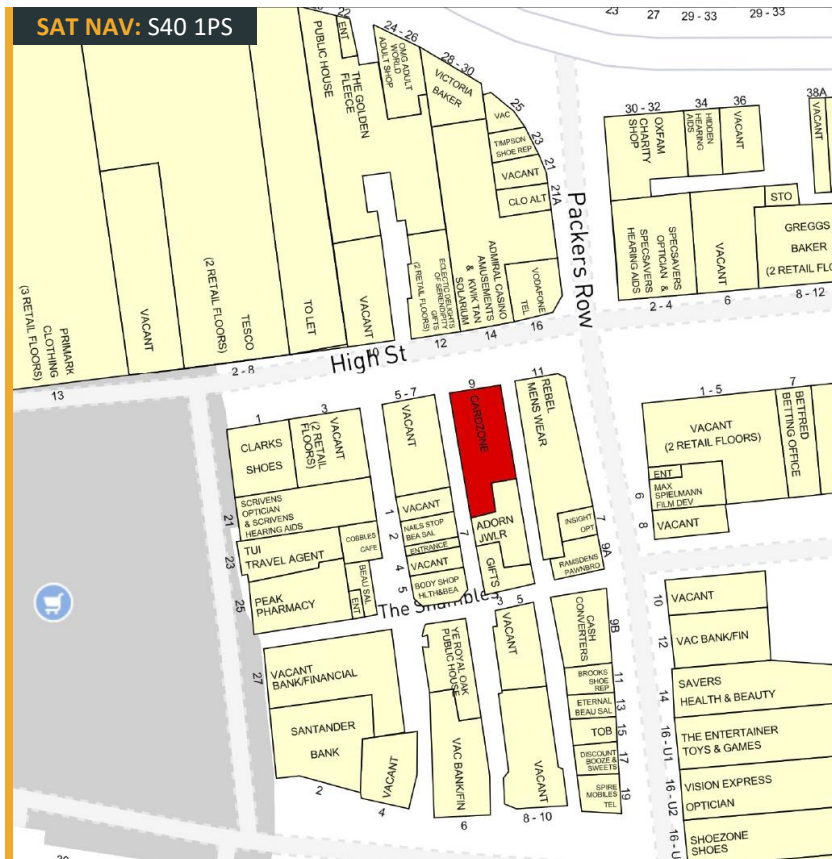
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Business Rates

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

Rateable Value (RV): £43,750

From 01 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.

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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