

# TO LET

Unit 2  
Lordsmill Gate  
Chesterfield  
S41 7RW

**Andrew Miller**  
Chartered Surveyors

**0114 236 2340**

[CommercialPropertySurveyors.com](http://CommercialPropertySurveyors.com)



**VERY PROMINENT RETAIL UNIT - 1,130 sq ft**

## LOCATION

The property stands on the extremely busy Markham Road roundabout to the south east side of Chesterfield town centre. The roundabout is the town's main gateway to and from the M1 & A61.

Lordsmill Gate is one of several retail developments located within a ½ mile radius. Lordsmill Gate occupiers are Dominos, Brand Runner and Klass Training. Other retailers fronting the roundabout include SCS, Benson Beds, JYSK, Kwik Fit and an Ibis Hotel.

Nearby retailers and occupiers include Cineworld, B&Q, Go Outdoors, McDonalds, The Range, TK Max, Debenhams, Currys PC World, B&M, ASDA Livings, Pets at Home, Morrisons and others.

Chesterfield has a population of 104,000 and is located 12 miles south of Sheffield and 6 miles west from Junction 29 of M1 motorway. 23 million people live within a 2 hour drive time. It is home to one of Britain's largest outdoor markets and has a lower than average retail vacancy rate. (Source: Invest in Chesterfield)

## **DESCRIPTION**

The property comprises a ground floor retail unit of approximately 1,130 sq ft (105 sq m) net internal area, with a 22ft frontage facing Markham Road roundabout. The unit has a double entrance door and two large display windows. Internally the retail space is open-plan, with a WC/kitchenette to the rear. There is also a rear access door.

Externally, the unit has use of a bin storage area and customer car park.

Energy Performance Rating is **B – 36**. A copy is available on request.

## **LEASE TERMS**

The unit is available on a new lease on effective full repairing and insuring on terms to be agreed.

## **RENTAL**

Rental - £19,750 per annum, plus vat service charge and insurance.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

## **RATEABLE VALUE**

The rateable value for the property as from 1<sup>st</sup> April 2023 is £8,700  
Small Business Rates Relief may be available on this property.

## **VIEWING**

By appointment with the sole letting agent - Tel: 0114 236 2340

Email: [enquiries@commercialpropertysurveyors.com](mailto:enquiries@commercialpropertysurveyors.com)

## **Conditions Under Which Particulars Are Issued: -**

Andrew C Miller Limited t/a Andrew Miller Chartered Surveyors – for themselves and for their vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for guidance of the intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Andrew C Miller Limited or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of Andrew C Miller Limited, has any authority to make or give representations or warranty whatsoever in relation to the property.
- iv) all rentals and prices are quoted exclusive of VAT.
- v) Andrew C Miller Limited will not be liable, in negligence or otherwise, for any loss arising from the use of this brochure. (Dated – 8/10/2022)