

# TO LET

**Units 4A & 4B  
Lordsmill Gate  
Chesterfield  
S41 7RW**

**Andrew Miller**

**Chartered Surveyors**

**0114 236 2340**

**CommercialPropertySurveyors.com**



## **SALON / BEAUTY SUITE & OFFICE SUITE**

**Unit 4A – 1,116 sq ft      Unit 4B - 1,042 sq ft**

### **LOCATION**

Lordsmill Gate stands on the extremely busy Markham Road roundabout to the south east side of Chesterfield town centre. The roundabout forms the towns main gateway to and from the M1 & A61.

Lordsmill Gate is a very prominent retail and office development with Dominos, Topham Flooring and Brand Runner retail units, with two salon or office suites on the first floor. The site has its own dedicated car park.

Chesterfield town centre is within walking distance, as are a wide range of national retailers including B&Q, The Range, TK Max, Dunelm, SCS, Benson Beds, Kwik Fit and an Ibis Hotel.

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**

Both units are on the first floor level with prominent window frontage overlooking Markham Road roundabout. There are shared wc facilities on the first floor. They are available individually or combined.

Unit 4A is approximately 1,116 sq ft (103.67 sq m) net internal area. The suite has been used for hairdressing, nails and beauty and is divided in several rooms. The fittings such as wash basins etc can remain or be removed as required.

Unit 4B is approximately 1,060 sq ft (98.47 sq m) net internal area, with an 'L shaped' frontage to Markham Road roundabout. The suite is divided into two main areas and a separate store room.

Externally, the unit has use of the shared bin storage area and car parking area.

## **ENERGY PERFORMANCE CERTIFICATE**

Unit 4A: B – 33 A copy is available on request.

Unit 4B: An EPC is being prepared and will be available on request.

## **LEASE TERMS**

The units are available on new leases on effective full repairing and insuring on terms to be agreed.

## **RENTAL**

The units are available separately or combined to offer 2,176 sq ft (202.14 sq m)

Unit 4A - £13,000 per annum, plus vat and service charge.

Unit 4B - £12,350 per annum, plus vat and service charge.

## **LEGAL COSTS**

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

## **RATEABLE VALUE**

The units are assessed for business rates as follows, and currently fall within the small business rates relief exemption. Interested parties should make their own enquiries to confirm the rating status.

Unit 4A - £9,400

Unit 4B - £9,100

## **VIEWING**

By appointment with the sole letting agent.

**Tel: 0114 236 2340**

**Email: [andrew@andrewmiller.co.uk](mailto:andrew@andrewmiller.co.uk)**

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