

bothams ¹⁸⁷¹



431-435 Sheffield Road
Chesterfield, S41 8LU

£20,000 Per Annum

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Prominent and spacious sales shop/showrooms and premises of 1,923 sq. ft., 178.64 sq. m NIA approx. with excellent display window frontage to Sheffield Road considered suitable for a wide variety of retail/ commercial uses with car parking to the rear.

Offered To Let on new lease - Term and terms negotiable

431-435 Sheffield Road

An opportunity to take space within this substantially built and imposing property with excellent display frontage to Sheffield Road, considered suitable for a wide variety of retail, professional, beauty or trade uses - a viewing is essential to appreciate the accommodation on offer.

The premises were previously occupied by the well-known and highly regarded Peak Pharmacy, the business having moved their facility to larger premises recently constructed.

The premises offer extensive air-conditioned ground floor 'retail' accommodation providing an excellent degree of flexibility, with a large front retail space with large display window frontage to Sheffield Road, off which is office accommodation, storage, staff accommodation and WC facilities.

To the rear of the property is a car park, providing 3 car parking spaces together with space for refuse management.





Location

The spacious showrooms are well situated in a busy main road position at Sheffield Road, Whittington Moor, lying approximately one and a half miles to the north of Chesterfield town centre.

Whittington Moor is a busy neighbourhood shopping and trading location where a wide variety of well-established trades and businesses of both a local and national nature are represented, opposite a well frequented Lidl store, with the new Glass Yard and Batch House developments and the SMH Group Stadium - home of Chesterfield FC bringing a large amount of footfall and passing traffic.

Possession

The premises are now vacant, and possession is available immediately on completion of the formal lease documentation, and payment of any costs/ rent/ deposits required in advance.

Services

We understand all mains services including electricity, water and drainage are currently connected to serve the premises. Please contact our office if you have any specific requirements that you would like confirmed.

Non-Domestic Rates

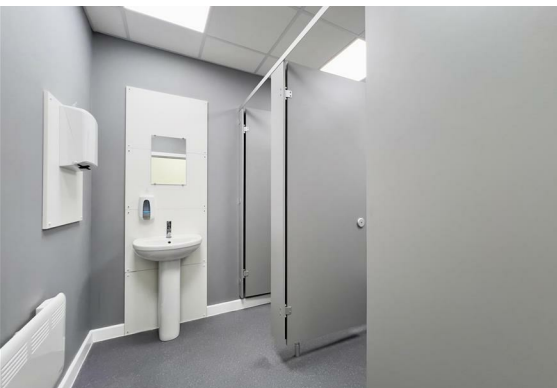
The premises are entered in the Rating List at £17,500 Rateable Value under the description of Shop and Premises.

Costs

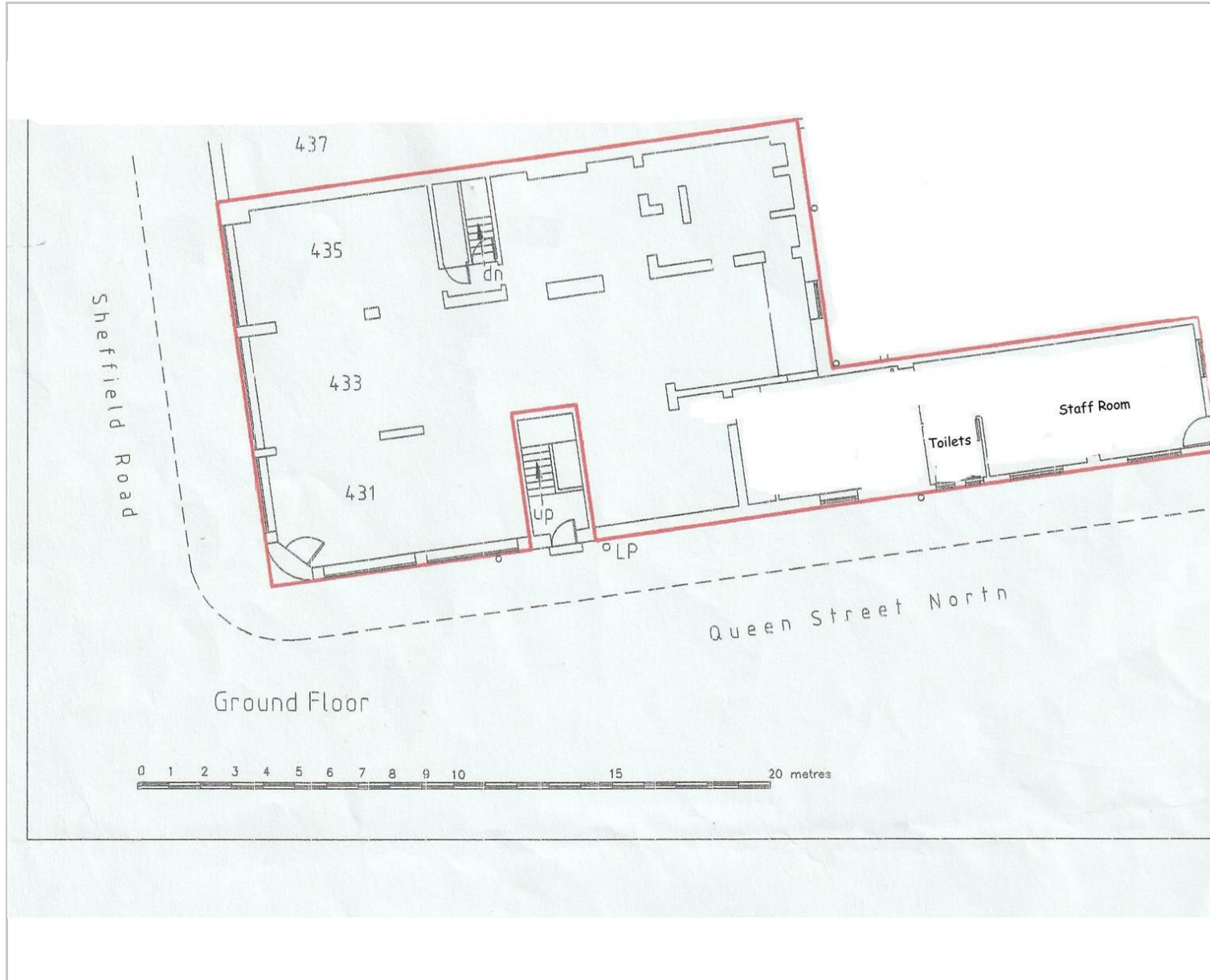
The incoming tenant will be expected to pay a contribution towards the Landlords legal costs plus VAT as applicable in connection with the preparation and grant of the required new lease agreement, up to a maximum contribution of £500 + VAT, this payable up front and the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed and conclude.

References

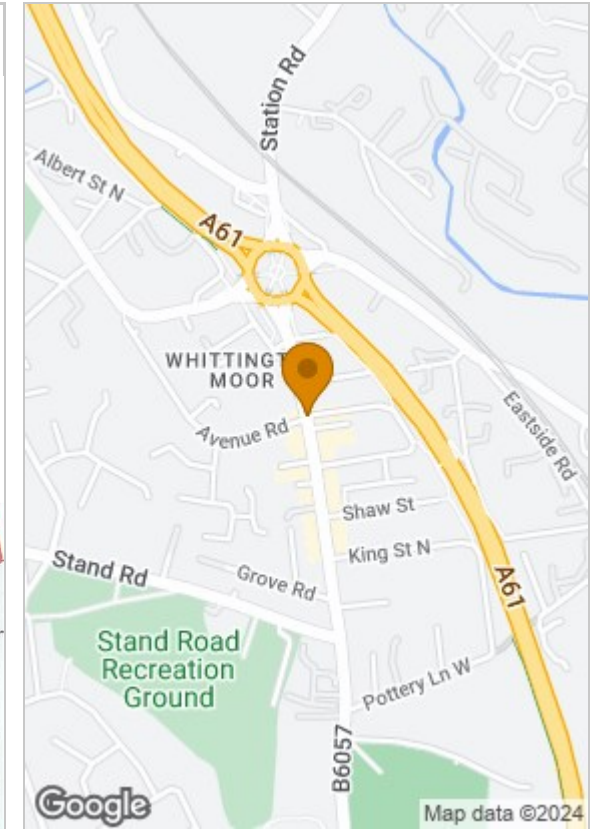
References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited accounts will be required for consideration, otherwise Directors sureties and/ or suitable rent deposit may be required in confirmation of financial standing.



Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Vary energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | |

Viewing Please contact our Chesterfield Residential Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

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