

# TO LET

## UNIT'S 5, 6 AND 7

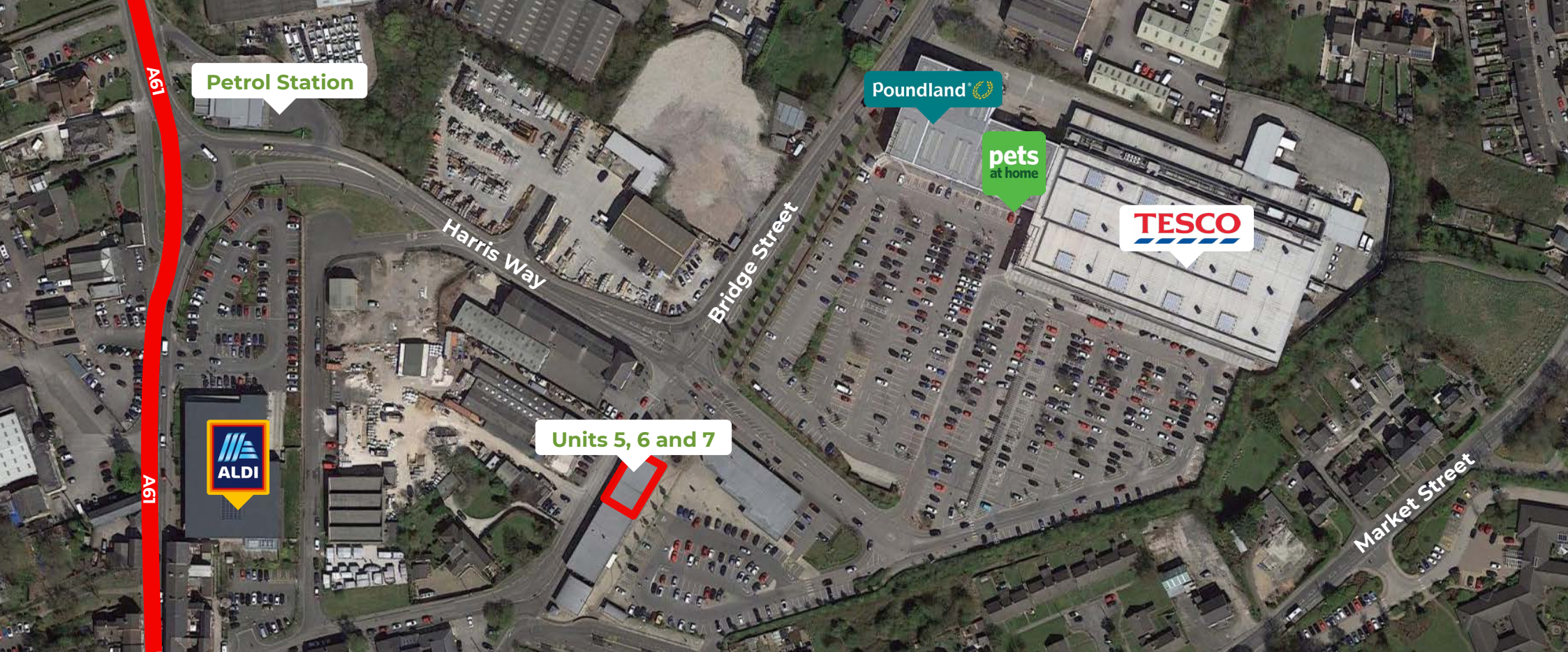
### THE PARADE, NEW BRIDGE STREET, CLAY CROSS, S45 9NU

RETAIL/LEISURE OPPORTUNITY | 1,000 – 3,000 SQ FT



**FOX  
LLOYD  
JONES**

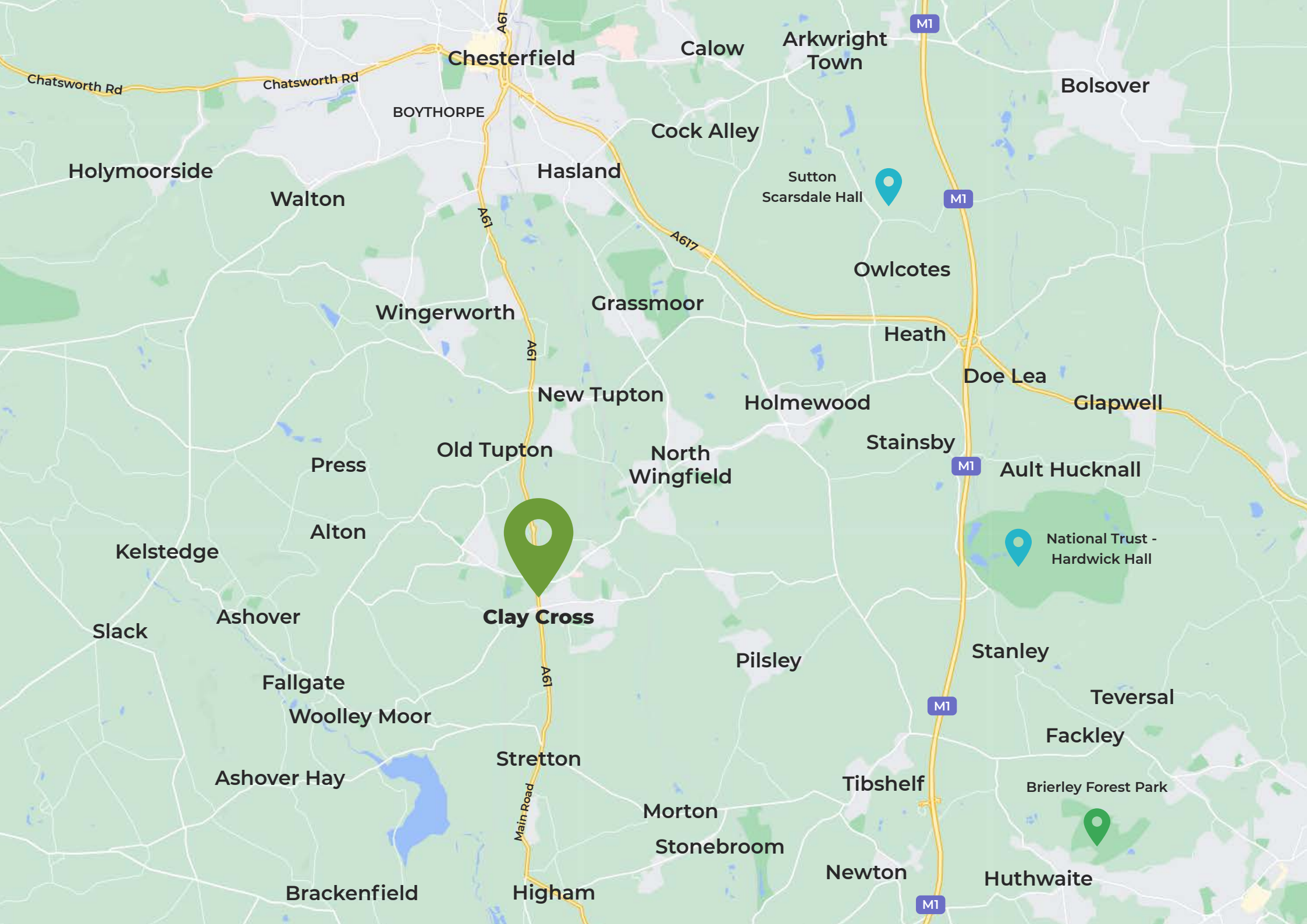
 **Crosthwaite  
COMMERCIAL**  
**T 0114 272 3888**  
[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



## Location

The available space is located on New Bridge Street Retail Parade in the heart of Clay Cross which forms part of a local District Centre. The parade is easily accessible from the A61, which runs through the town, and also serves a number of nearby towns such as Holmgate, Old Tupton and North Wigfield so there is a large critical mass of people in the immediate and surrounding areas.

Occupiers on the parade include Peak Pharmacy, Dominos Pizza, Card Factory, Ashgate Hospicecare and Vape HQ. In the immediate vicinity there are a variety of large occupiers including Tesco Extra, Poundland and Aldi which bring further footfall to the area.



Chesterfield

Calow

Arkwright Town

Bolsover

Holymoorside

Walton

BOYTHORPE

Cock Alley

Sutton Scarsdale Hall

Hasland

Owlcotes

Wingerworth

Grassmoor

Heath

New Tupton

Holmewood

Doe Lea

Glapwell

Old Tupton

North Wingfield

Stainsby

Ault Hucknall

Press

Alton

Kelstedge

Clay Cross

National Trust - Hardwick Hall

Slack

Ashover

Pilsley

Stanley

Fallgate

Woolley Moor

Teversal

Fackley

Ashover Hay

Stretton

Tibshelf

Brierley Forest Park

Morton

Stonebroom

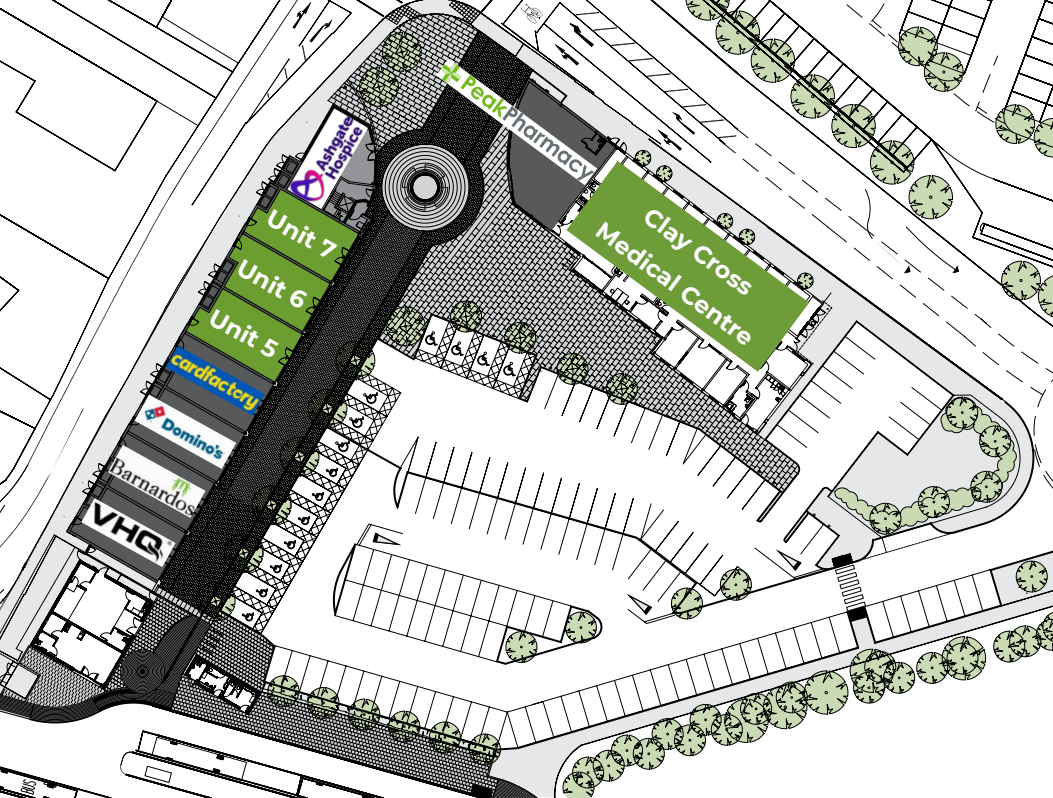
Newton

Huthwaite

Brackenfield

Higham

M1



## Description

The available unit is 3,000 sq ft which can be taken as a whole or split into three smaller units of 1,000 sq ft or a unit of 1,000 sq ft and one of 2,000 sq ft.

The space is all on the ground floor and occupies a prominent position within the parade as well as having access to a large free car park, directly opposite. Clay Cross medical centre is also part of the development and brings significant footfall to the scheme.

New Bridge Street Retail Parade was constructed in 2012 therefore the units are modern and there are excellent signage opportunities available.



[See Aerial Video](#)

## Accommodation

Unit 5	Unit 6	Unit 7	Combined Unit Options
1,000 Sq Ft	1,000 Sq Ft	1,000 Sq Ft	2,000 Sq Ft / 3,000 Sq Ft

NB The units are available separately or together.



## Tenure

The unit(s) are available on a new lease directly from the landlord for a term by arrangement.

## Rent

We are quoting £64,500 per annum exclusive for the whole or £21,500 per annum exclusive per unit.

## EPC

Rating D. Certificate available on request.

## VAT

VAT is payable.

## Use

The available space falls under use category E and is suitable for a variety of uses. Any alternative uses will be subject to planning.

## Estates Charge

Any occupier will be responsible for paying a fair and reasonable amount towards the estates charge.

## Rates

Interested parties are invited to make their own enquiries with the relevant authority.



## Viewings

For further information or to arrange a viewing, please contact the joint agents:



0113 243 1133

[www.fljtd.co.uk](http://www.fljtd.co.uk)



0114 272 3888

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

**Louise Larking**

[louise.larking@fljtd.co.uk](mailto:louise.larking@fljtd.co.uk)

07814 478560

**Tom Shelton**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335482

Fox Lloyd Jones Ltd and Crosthwaite Commercial for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants 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 the statements contained in these particulars. iii)

The vendor or lessor does not make neither Fox Lloyd Jones Ltd or Crosthwaite Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. © Crown Copyright 2005. All rights reserved. Licence number 100010906. VALUE ADDED TAX Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Regulated by RICS.