

TO LET

- ✔ Great central location within Chesterfield town centre
- ✔ Large sales area of 5,331 Sq Ft with ancillary space
- ✔ Currently configured as one unit but set to be split
- ✔ Located within a short walk of Chesterfield's amenities
- ✔ Staff parking and loading areas located at the rear
- ✔ Great frontage onto Saltergate with Parking opposite
- ✔ Occupational incentives available

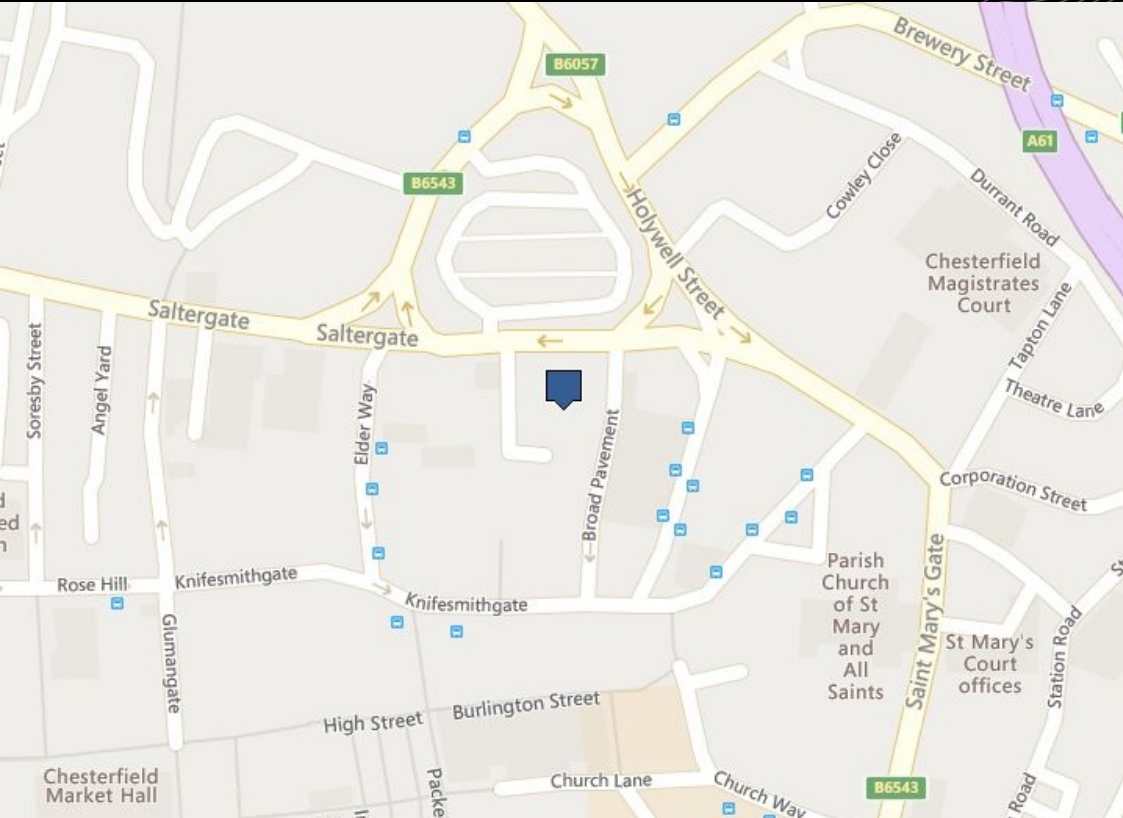


Unit 1, 16-18 Saltergate, Chesterfield S40 1UT

Town Centre Retail Warehouse

7,028 Sq Ft
(653 Sq M)

Unit 1, 16-18 Saltergate, Chesterfield S40 1UT



DESCRIPTION

The property is a self-contained detached retail property currently occupied by Poundstretcher and comprises a large open plan retail sales area with smaller offices, single staff wc and a dedicated staff kitchen and storage located at the rear of the property. The current occupier is subject to a CVA, due to expire 23 July 2023. A copy of the CVA is available on request.

The property is set to be split into two units in early 2024, the right hand unit (Unit 2) is currently under offer.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Sales Area	5,331	495
Ancillary	1,697	158
Total	7,028	653

EPC

The property has an Energy Performance Certificate rating of Band D(76). Further details available on request.

LOCATION

The property is located on Saltergate, in the heart of Chesterfield town centre, on a prominent position close to the principle retail offers of The Pavements, Vicar Lane and the Shambles. Notable occupiers in close proximity of the property include the Co-operative Bank, Boyes, Buildbase, RBS, University of Derby, Tesco & Primark.

TERMS

Unit 1 is available on a new FRI lease on terms to be agreed.

RENT

We are quoting a rental of £50,000 per annum exclusive.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable of each individual unit.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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