

# Prominent Corner Retail / Office in Chesterfield Town Centre

# £22,500 per annum

34-36 Burlington Street, Chesterfield, S40 1RR 0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Substantial accommodation over ground, 1st, and 2nd floors
- Busy prime Chesterfield town centre location very close to Chesterfield Spire
- Most recently utilised as an Estate Agents
  Office (old A2 (now Class E) by Hunters,
  but may suit other retail / office uses
- Available on a new lease
- Nearby retailers include Specsavers, Stuart Bradley Jewellers, Card Factory, Subway, Greggs, etc









#### **Description**

The property comprises a three storey building, constructed with solid brick main walls, pitched slate roof covering. The building occupies a promient corner site and originally constructed as two separate buildings.

The ground floor is currently used as an estate agent's showroom, with display windows to Burlington Street and the return corner elevation, and offices and ancillary accommodation at first and second floor level. Male and female WC facilities are located to the first floor level.

#### Location

The property is located at the eastern end of Burlington Street very close to the junction with Steeplegate, Cavendish Street and Stephenson Place. The property adjoins the Nottingham Building Society Branch and Greggs Bakers outlet.

The property is on the eastern periphery of the central retailing area of Chesterfield town centre. Burlington Street to the west of the subject property is pedestrianized but the other highways adjacent are accessible to traffic and a principle public transport bus route around the Town Centre.

Nearby occupiers include Card Factory, Stuart Bradley Jewellers, Subway, Greggs, The Burlington Public House, and Specsavers.

### **Accommodation**

The accommodation comprises of the following

Name	sq ft	sq m
Ground	715	66.43
1st	456	42.36
2nd	755	70.14
Total	1.926	178.93

# **Viewings**

For further information or viewings, please contact the sole agent:

Francois Neyerlin Telephone: 0114 281 2183 Email: francois.neyerlin@smcommercial.co.uk

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 34 -36, Burlington Street, Chesterfield, Derbyshire, S40 1RR Description: Shop and Premises Rateable Value: £25,750 from April 2023

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:

https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance

#### **Lease Terms**

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

#### Rent

£22,500 per annum. We are informed VAT is NOT payable on the rent.

## **Business Rates**

Further information is available upon request.

# Energy Performance Certificate c (75)

**Viewing** 

Viewing is by prior appointment only. Please contact our agents for further information

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