

SMC
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To Let



First Floor Commercial Space in Chesterfield Town Centre

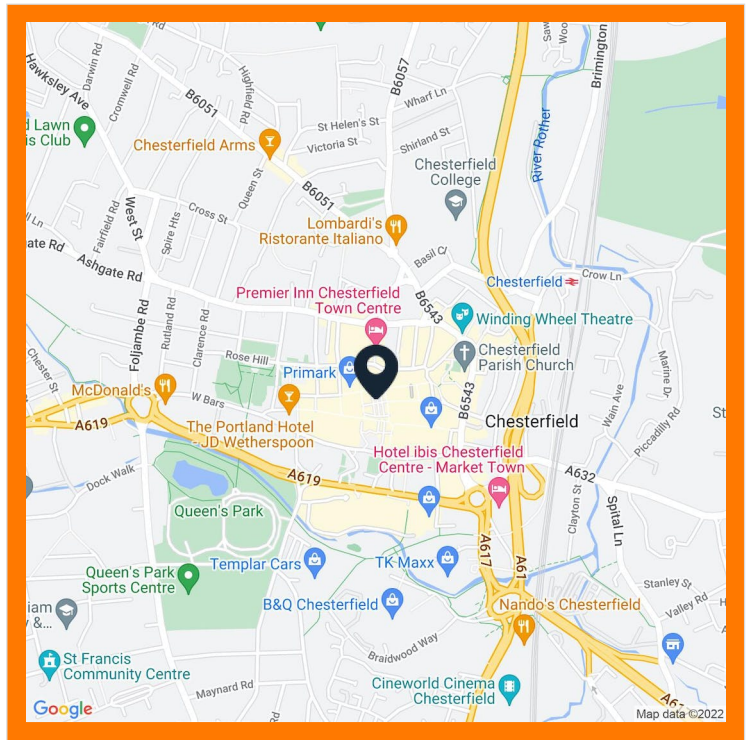
£5,000 per annum plus VAT

3 Irongate, Chesterfield, S40 1PT

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- Busy retailing location on pedestrianised Irongate (off High Street)
- Most recently used for beauty salon use - office, consulting rooms, beauty, etc uses should be suitable (STP)
- Available on a new lease
- Small business rate relief should be available for ingoing tenants



Description

The first floor accommodation is above shops fronting Irongate, in the heart of Chesterfield Town Centre. The available accommodation is accessed via a ground floor entrance from Irongate, which leads to a hallway and staircase to the main accommodation. At first floor there are two front rooms and two rear rooms, with WC facilities located off the landing. The property has been used as a long established beauty salon.

Location

The property is situated in a busy retail location on Irongate in Chesterfield town centre. Irongate can be accessed off High Street, Packers Row, Central Pavement or Market Place. Nearby national occupiers include Primark, Bodyshop, Halfax amongst many other. Other traders on Irongate include Bodyshop, Cobbles Cafe, TwelfthCraft, Wedding shop, and a Nail shop.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Front Room 1	145	13.47
1st - Front Room 2	211	19.60
1st - Rear Room 1	111	10.31
1st - Rear Room 2	111	10.31
Total	578	53.69

Rateable Vale

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

Address: 3, Irongate, Chesterfield, Derbyshire, S40 1PT

Description: Offices and premises

Rateable Value: £4,450 (£4,950 from April 2023)

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification

Planning

The property has been used for a beauty salon use. We would anticipate other commercial uses such as offices, retail, consulting, etc may be possible and we would advise interested parties to verify their planning use with the local planning authority.

Lease Terms

The property is available to let on terms to be agreed.

Rent

£5,000 pa. We are informed VAT is payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Viewings

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

Francois Neyerlin

Telephone: 0114 290 3300

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Business Rates

Further information is available upon request.

