

SMC  
Brownill  
Vickers

To Let



First Floor Commercial Space in Chesterfield Town Centre

£5,000.00 per annum plus VAT

3 Irongate, Chesterfield, S40 1PT

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- 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

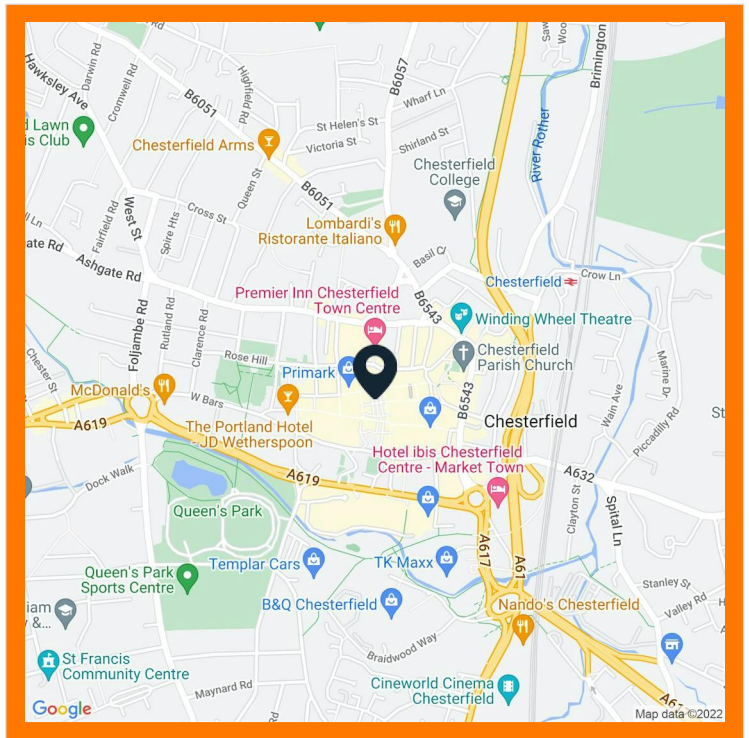


## Description

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, Halifax 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
<b>Total</b>	<b>578</b>	<b>53.69</b>

## 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 advised 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  
Email: francois.neyerlin@smcbrownillvickers.com

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information. These particulars are given and any statement about the property is made without responsibility on the part of SMCBV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only. (i) Any description, dimension, distance or area given or any reference made to any other information or details or in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or of any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (ii) No employee of SMCBV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves as to the accuracy of these particulars save to the extent that the statement or information has been made or given fraudulently by SMCBV. Generated on 07/05/2024.

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