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To Let

Traditional Retail Premises in Chesterfield Town Centre

£9,200.00 per annum

1 Irongate, Chesterfield, S40 1PT

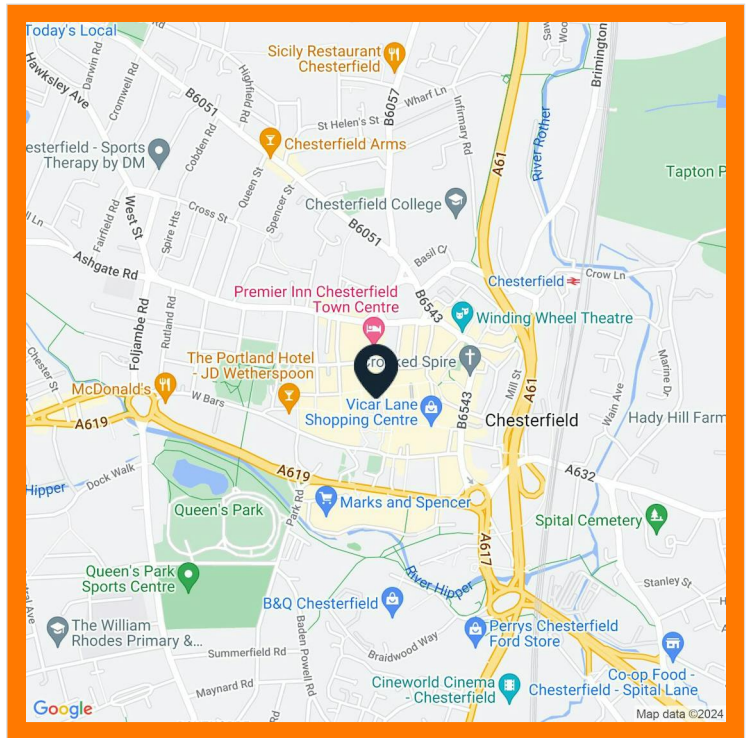
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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

- High pedestrian footfall area in Chesterfield town centre
- Busy retailing location on pedestrianised Irongate (off High Street)
- Historic A1 retail use, now E class planning consent (allows A1, A2, A3, B1 & D1 Uses)
- Available on a new lease
- Small business rate relief should apply



A company of values. Est 1884  
Licensed & Leisure | Commercial | Residential



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	288	26.76
1st	429	39.86
2nd	501	46.54
3rd	649	60.29
<b>Total</b>	<b>1,867</b>	<b>173.45</b>

## Description

The available accommodation comprises a ground floor sales area with ancillary upper floor commercial accommodation. The shop benefits from an attractive traditional shop frontage / entrance with a rectangular sales area. The property has most recently been used as a collectibles and craft shop. There is a WC and kitchenette located to the first floor with additional storage. There are further storages areas to the upper floors although this accommodation is in basic condition.

## 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, Subway amongst many other. Other traders on Irongate include Bodyshop, Cobbles Cafe, and a Nail shop.

## Rating Assessment

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

Address: 1, Irongate, Chesterfield, Derbyshire, S40 IPT  
Description: Shop and premises  
Rateable Value: £8,900

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

## Planning

The premises are understood to have A1 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the local planning authority that their use is acceptable under these new change

## Lease Terms

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

## Rent

£9,200 pa. We are informed VAT is NOT payable on the rent.

## Rent Deposit

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

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

E (I18)

## Viewing

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

**Francois Neyerlin**  
0114 281 2183  
francois.neyerlin@smcbrownillvickers.com



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