

TO LET

- 7,028 sq.ft. (652.92sq.m)
- 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 into two units with Unit 2 under offer.
- 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



TOWN CENTRE RETAIL WAREHOUSE – 7,028 sq.ft

UNIT 1, 16-18 SALTERGATE, CHESTERFIELD, S40 1UT

LOCATION / SITUATION

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

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 23rd 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

We understand the property has the following approximate Net Internal Floor Areas:-

Sales Area	5,331 sq.ft.	495.27 sq.m
Ancillary	1,697 sq.ft.	157.66 sq.m.
TOTAL NIA	7,028 sq.ft.	652.93 sq.m

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**.

EPC

The property has an Energy Performance Certificate rating of D(76). A copy of the certificate is available on request.

RATEABLE VALUE

We estimate the rateable value of Unit 1 to be £50,000. Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable of the unit.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

FURTHER INFORMATION



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.