

bothams ¹⁸⁷¹



456 Derby Road, Chesterfield, S40 2EU

£1,500 Per Calendar Month



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- Highly prominent showroom premises
- High quality space throughout
- Parking to the frontage
- Additional parking/ yard to the rear

A rare opportunity to acquire highly prominent showroom premises on the main A61 Derby Road with parking and yard space to the rear - a viewing is essential.



456 Derby Road

456 Derby Road provides an exceptional showroom premises in a highly prominent position on the main A61 Derby Road, available to the market for the first time in almost 20 years due to the relocation of long term and well known tenants - 1st Class Kitchens - relocating to larger premises.

The premises comprise of excellent frontage to the main road, with parking directly outside, and two large display windows to the front showroom space providing excellent visibility, and ensuring the premises are suitable for a wide variety of potential uses.

The accommodation comprises of two showroom/ retail space to the frontage, currently fitted out as a kitchen showroom, but will provide two large open plan once cleared. Behind this is excellent ancillary accommodation currently configured to provide an office space with kitchen facilities, storage and a WC.

Outside the property benefits from excellent parking facility to the frontage, with access to the rear where there is a large yard space providing additional parking or staff parking facility, or an area to house a skip or storage of large items. A 20 foot container is also included within the lease, providing useful additional secure storage space. There is also space to site a shed or additional outbuilding if required (the shed currently to the rear belongs to the tenants).

A viewing is essential to appreciate the accommodation on offer.

Please note: There is residential accommodation to the first floor comprising of a two bedroom flat. There may be an option to take the whole building inclusive of the first floor - please contact our office for further details.

Location

The property is located in a most prominent position on the main A61 Derby Road, opposite the junction with Langer Lane.

Derby Road is a main arterial route, and provides a huge number of traffic movements every day providing exceptional visibility.

Viewings

Strictly appointment only via the agents.



Services

Mains electricity, gas, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use.

Terms

Available To Let' - term and terms negotiable.

Envisaged is an effectively fully repairing and insuring lease for a term of three years or longer term in multiples of three years as required.

Rates

Entered in the Rating List at £2,950 Rateable Value under the description of Showroom and Premises.

N.B. A successful application for small business relief will exempt a qualifying occupier from payment of non-domestic rates under current arrangements...

Local Authority

Chesterfield Borough Council, Town Hall, Rose Hill, Chesterfield S40 1LP

Insurance

Payable annually in respect of a contribution towards the Landlords property owner's insurance premium costs.

References/ Bond

A bond will be payable upon the grant of possession to be held by the Landlord during the currency of occupation references will also be required in confirmation of covenant strength offered -an incoming tenant shall be required to supply the names of Bankers and 2 trade or personal referees

Possession

The premises are vacant and available immediately upon completion of legal documentation and payment of any costs/ rent in advance required.

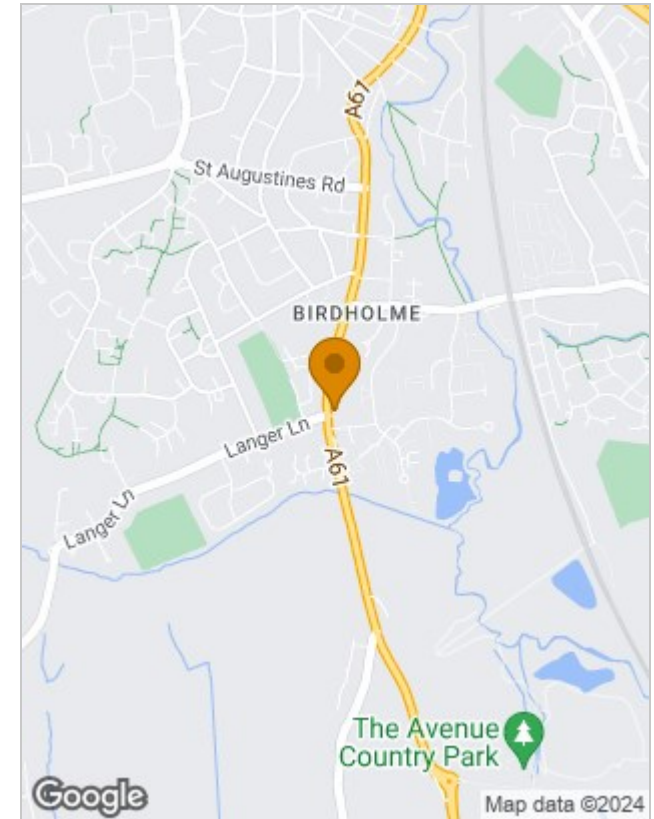




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.