

bothams ¹⁸⁷¹



Unit 4 Cavendish Walk

Bolsover, Chesterfield, S44 6DB

£715 Per Calendar Month

Unit 4 Cavendish Walk

Bolsover, Chesterfield, S44 6DB

A modern retail shop unit of 80.765 sq.m/ 869 sq.ft within a desirable courtyard setting within the heart of Bolsover, a short distance from the new Morrisons development.

A viewing is essential to appreciate the quality of the accommodation.

Unit 4 Cavendish Walk

An attractive retail unit within a desirable courtyard setting in the heart of the market town of Bolsover, which has undergone an extensive refurbishment with new uPVC double glazed shop display windows providing an excellent frontage. Considered suitable for a wide range of uses, a viewing is essential to appreciate the accommodation on offer.

The Accommodation

The premises provide a spacious open-plan retail space of 44.344sq.m/ 477 sq.ft to the ground floor, with stairs rising to the additional first floor space.

To the first floor is a kitchen facility and a WC facility which have been refitted to an excellent standard in recent years, and an additional open plan area of additional retail/ office/ storage space of 36.421 sq.m/ 392 sq.ft.

Rent

£165 per week exclusive, equating to £8,580 per annum/ £715 per calendar month, exclusive of non-domestic rates, V.A.T. And the usual tenant's outgoings.





Services

Mains electricity, water and drainage services have previously been connected to serve the premises. Continuation of connections and supply have not been confirmed, and should be checked by any prospective tenant. The property is heated via electric heaters.

Terms

Available 'To Let' - term and terms negotiable.

Envisaged is an internal 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 £8,000 Rateable Value under the description of Shop and Premises.

Small Business Relief is available to qualifying occupiers, meaning no rates will be payable.



Insurance

Payable annually in respect of a contribution towards the Landlords property owners insurance premium costs.

Possession

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

Floor Plan



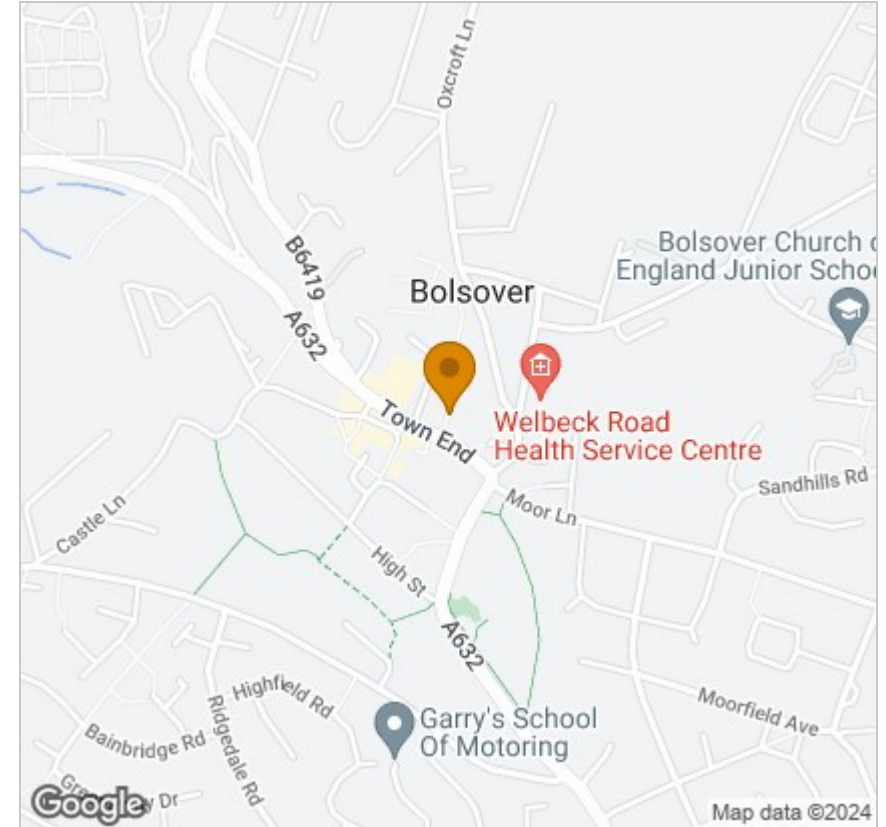
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ
Tel: 01246 233121 Email: enquiries@bothams.co.uk

Area Map



Energy Efficiency Graph

