

0114 2449121

eddisons.com

RETAIL - TO LET

Eddisons



28 GLUMANGATE, CHESTERFIELD S40 1TX

Rent: Offers in the region of £8,250 per annum exclusive **Size: 229 sq ft (21.27 sq m)**

- Busy shopping area benefiting from recent local investment.
- Suitable for a variety of retail uses.
- Available on a new lease.
- A1(E) retail use classes allowed.

LOCATION

The property is located on Glumangate close to the junction with Saltergate, within the heart of Chesterfield Town Centre. The premises are part of a parade of terraced retail properties. Nearby occupiers include Wilkins Vardy, Reeds Rains and Blundells Estate Agents.



DESCRIPTION

The property comprises of a ground floor retail unit incorporating kitchenette with separate outside WC.

SERVICES

It is understood that all mains services with the exception of gas are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Retail	21.3	229
Kitchenette	-	-
Outside WC	-	-
TOTAL	21.3	229

PLANNING

It is understood that the property has A1(E) use classification. Whilst the property is suitable for a variety of uses interested parties should contact Chesterfield Town Council to satisfy themselves as to their proposed use.



RENT

Offers in the region of £8,250 per annum exclusive

VAT

VAT may be payable on the rental and/or any service charge or other items detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

LEASE TERMS

The shop is available by way of a new 3, 6 or 9 year internal repairing and insuring (IRI) lease.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £5,000.

TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

EPC

The property has been graded as C(52).

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road
Sheffield
S61 2DW

Contact: Paul Oddy
Paul.Oddy@eddisons.com
(0114) 2449121

Or

Wilkins Hammond
28 Glumangate
Chesterfield
S40 1TX

Contact: Richard Wilkins
irw@wilkins-hammond.com
(01246) 555511

Ref: 163715

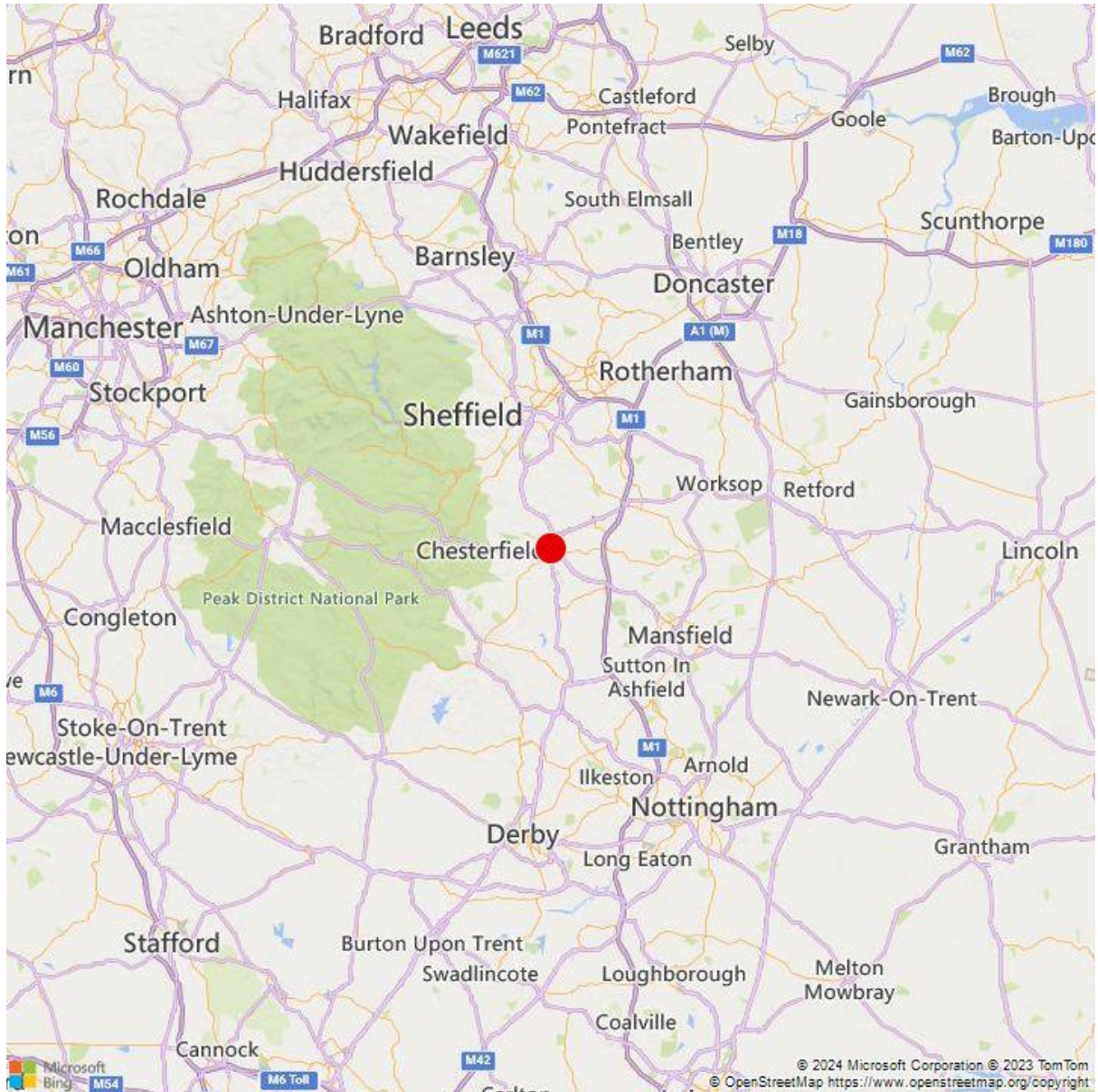
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