



## Unit 6 Clay Cross Chesterfield - **\*\*FINAL UNIT\*\***

Bridge St., Clay Cross, Chesterfield, S45 9NU

**\*UNIT 6 - FINAL UNIT  
REMAINING\* - Located  
between the recently Let  
Subway and the post office  
Banking Hub.**

**1,000 sq ft**  
(92.90 sq m)

- Unit 6 available of 1,000 sq ft
- Nearby occupiers bring high footfall including doctors surgery
- Modern units with excellent signage opportunities
- Large free car park directly in front of the unit
- Scope for outside seating to the front of the unit

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## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,000 sq ft  |
| <b>Rent</b>           | £21.50 per sq ft   |
| <b>Business Rates</b> | Upon Enquiry   |
| <b>VAT</b>            | Applicable   |
| <b>Estate Charge</b>  | Any occupier will be responsible for paying a fair and reasonable amount towards the estates charge. |
| <b>EPC Rating</b>     | D  |

## Description

The unit is located in the middle of a single storey parade, in a prominent position with a large free car park directly opposite. Clay Cross medical centre is part of the development, bringing significant footfall to the scheme. New Bridge Street Retail Parade was constructed in 2012, so the units are modern and excellent signage opportunities are available.

The parade is home to a range of national retailers including Dominoes, Card Factory and Subway.

## Location

Located on Bridge Street Retail Parade in the heart of Clay Cross, which forms part of a local District Centre. The parade is easily accessible from the A61, which also serves a number of nearby towns. A variety of large occupiers including Tesco Extra, Poundland and Aldi bring further footfall to the area.

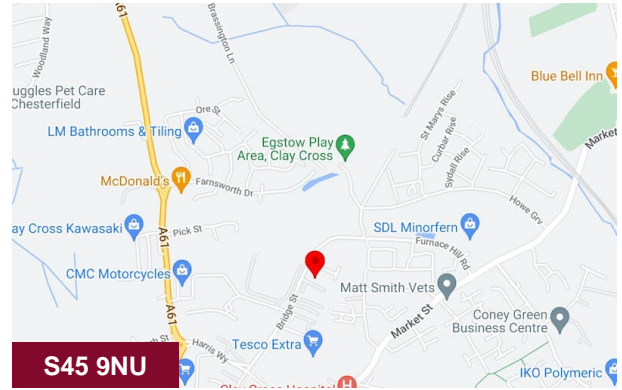
## Accommodation

The accommodation comprises the following

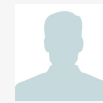
| Name                     | sq ft        | sq m         | Availability |
|--------------------------|--------------|--------------|--------------|
| Ground - Sales Floor (2) | 1,000        | 92.90        | Available    |
| <b>Total</b>             | <b>1,000</b> | <b>92.90</b> |              |

## Anti - Money Laundering

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.



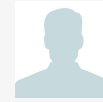
## Viewing & Further Information



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