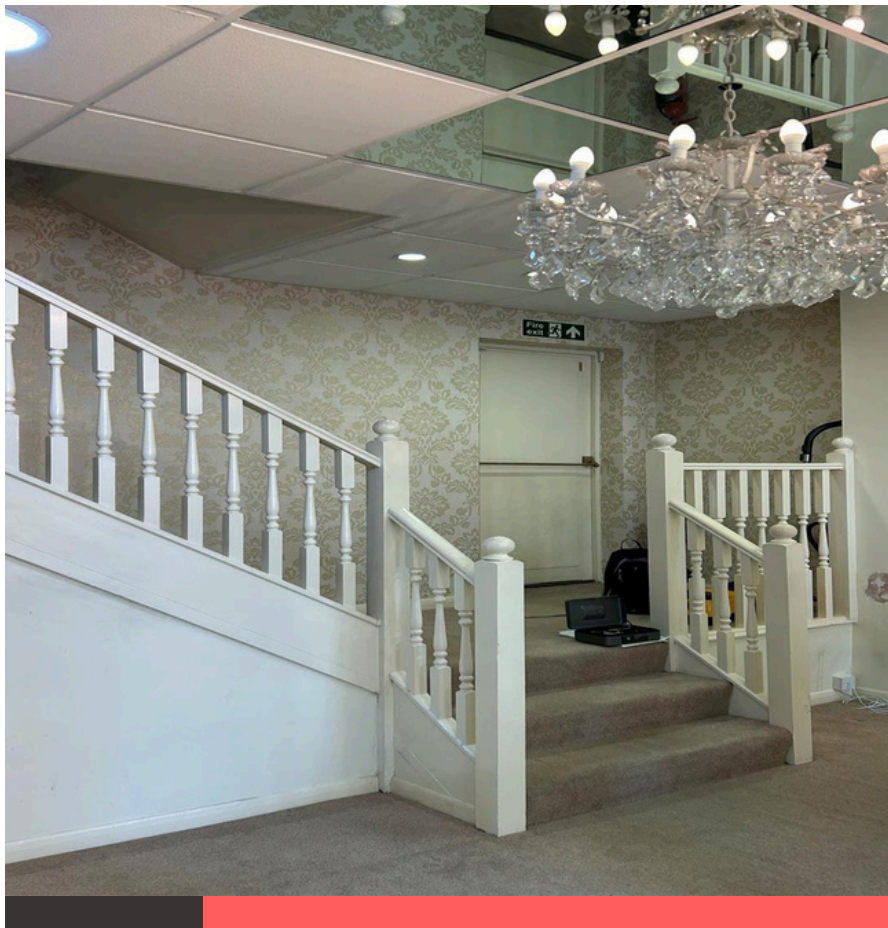


56 Knivesmithgate |
Chesterfield | S40 1RQ

Freehold Shop |
For Sale | Or alternatively To Let





56 Knifesmithgate | Chesterfield | S40 1RQ

Location

Chesterfield is a busy market town, approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000 and is the 7th largest retail centre in the East Midlands.

Chesterfield is situated on the edge of the Peak District National Park and nearby local attractions include Chatsworth House and Bolsover Castle.

The town boasts excellent transport links, located close to junction 29 of the M1 and the A61 dual carriageway.

The property occupies a strong independent led retail location close to the towns inner ring Road, positioned at the junction of Knifesmithgate with Stephenson Street and Burlington Street.

Other nearby retailers include Greggs Bakers, Subway, Hidden Hearing, Oxfam, Roy Peters Estate Agents and Martins World Travel. Independent retailers close by include a combination of coffee shops, beauty salons, barbers and bars.

Whilst neighboring streets are pedestrianised, Knifesmithgate is accessible to traffic and links to the principle public transport bus route for the Town Centre.

Description

The unit benefits from a fully glazed shop front. The property provides retail accommodation over ground and first floors, fully fitted as a former fashion boutique.

The sales area is open plan with an attractive feature sales staircase leading to the first floor.

WC and kitchen facilities are located at first floor level. The unit would suit a range of uses.

Accommodation

The property has the following approximate floor areas:-

Ground Floor Sales		45.62 Sq.m		491 Sq.ft
1st Floor Sales		37.16 Sq.m		400 Sq.ft
1st Floor Kitchen/Store		6.69 Sq.m		72 Sq.ft
2nd Floor Storage		51.93 Sq.m		559 Sq.ft
Basement Storage		Not measured		

The premises are fully fitted as a ladies boutique, presented in a very good condition both internally and externally.

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Freehold

The property is available freehold in the sum of £175,000 exclusive of VAT.

Lease

Alternatively, the Landlord may consider letting the premises on a new FRI lease for a term to be agreed at a commencing rental of £16,500 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

Rates

The Rateable Value from April 2024 is £10,750.

For rates payable please refer to the Local Charging Authority, Chesterfield Borough Council - 01246 345345.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



Contact

Damian Sumner

07974 085738

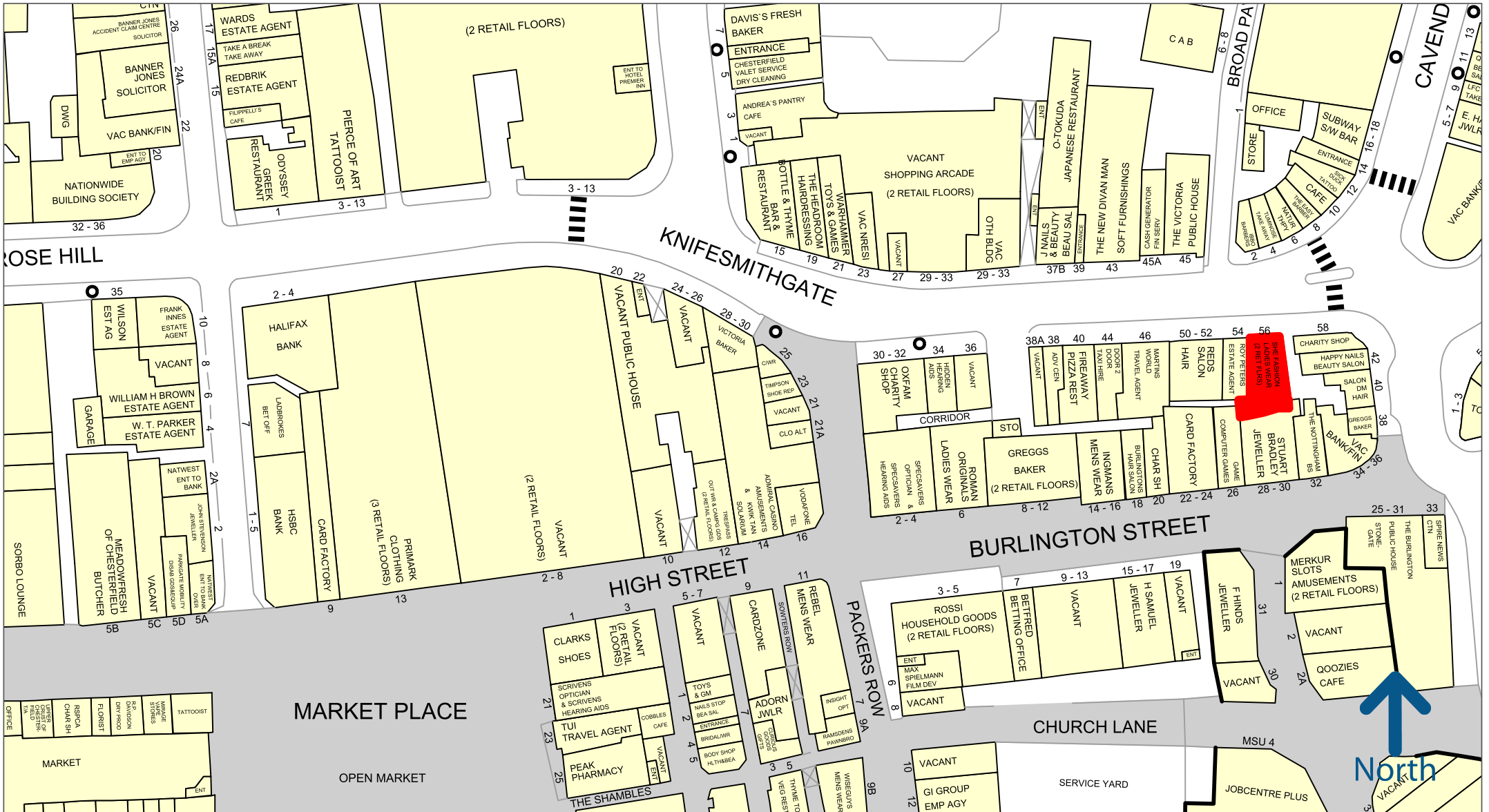
damian.sumner@brasierfreeth.com

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

Experian Goad Plan Created: 04/04/2024

Created By: Brasier Freeth

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

