



# to let

commercial

## 55 Sheffield Road, Chesterfield.

A substantial double fronted ground floor retail premises with the benefit of modern industrial/storage unit to the rear.



**ROY PETERS ESTATES**

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[roypeters.com](http://roypeters.com)

## 55 Sheffield Road.

A substantial double fronted ground floor retail premises with the benefit of modern industrial/storage unit to the rear.

The property was previously used for floor covering display and sales area to the front and storage stock to the rear with loading area/off road parking to the side.

The property is to be let as a whole and is suitable for a variety of uses subject to planning consent if required.

### Rent **RENT REDUCED**

£19,995 pa exclusive of VAT at the prevailing rate.

### Accommodation Area

Ground floor shop 1500 sq ft  
Industrial unit 1367 sq ft  
Total Area 2867 sq ft approx.  
Clear height to eaves 9' 4" and electric roller shutter door to the loading area.

### Services

Single and three phase electricity and mains water are available within the site

### Lease Terms

The property is let on an internal repairing lease, the landlord will recover the cost of external repairs and buildings insurance via a service charge .

### Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby. The property is situated a short distance from the town centre and has good access to the Chesterfield by pass A61.

### Business Rates

The premises are currently listed on the evaluation office website as having the following rateable value £12,250 pa. From 1st April 2023 £13,250 pa.

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

### EPC

Energy rating C certificate number 8041 4285 4504 1183 7280

### VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

### Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.



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### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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