



# to let

commercial

## 3 High Street, Chesterfield

Eye-catching 3 storey retail premises






**ROY PETERS ESTATES**

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## 3 High Street, Chesterfield

This retail property comprises of three floors. The first two floors operating as a modern retail space and the third as storage, admin or staff facilities. This spacious property is located in a prime retail area with a large shop front, offering a total of 3,324 square ft over the three floors.

### Rent

£29,500 pa exclusive of VAT at the prevailing rate.

### Accommodation Area

Ground floor 1,214 sq ft

1st floor 1246 sq ft

2nd floor 864 sq ft

### What 3 Words

Code: ///loose.hang.shorts

### 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.

### Business Rates

The premises is listed on the Valuation Office website as having a Rateable Value of £55,000 pa. Please contact Chesterfield Brough Council directly to confirm the Rates Payable and any relief you may be entitled to.

### EPC

Available on request.

### VAT

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

### Legal costs

Each party to bear their own costs.



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### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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