



# to let

commercial

**Unit 2C, 131 Chatsworth Road, Chesterfield.**

Striking First Floor accommodation



**ROY PETERS ESTATES**

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## Unit 2C, 131 Chatsworth Road.

A very well-presented self-contained unit on the ever-popular Chatsworth Road area of Chesterfield. The property benefits from an open plan floor area with a private office to the side, kitchen and WC to the rear which would suit a number of uses. The unit has a full height double fronted window display for maximum exposure and although located on the 1st floor has street access from the rear of the property and ramps to the front. There is off street parking to the front and rear of the premises.

### Rent

£15,000 pa exclusive of VAT at the prevailing rate

### VAT

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

### Accommodation

866 ft<sup>2</sup> (80.5 m<sup>2</sup>)

### 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.

### Service Charge

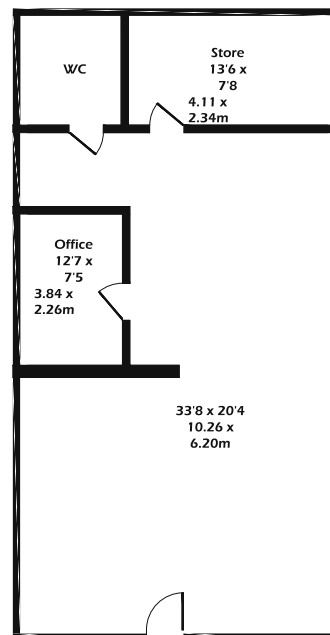
£701.34 per annum inclusive of VAT

### Business Rates

The property is currently listed on the valuation office website as having a Rateable value of £11,250 pa

### Legal Costs

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



Approximate Gross Internal Area  
851 sq ft - 54 sq m

Not to Scale. For Illustrative Purposes Only.

### MISREPRESENTATION ACT 1991

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### Viewing

Strictly by prior appointment with the sole agent  
Roy Peters Estates

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