

To Let – Retail Unit

5-7 High Street, Chesterfield, S40 1PS



- Town Centre location
- Ground floor retail unit, having ancillary storage and offices to first and second floors
- Comprising a total of 2,627 sq ft (244.07 sq m)
- New lease available for a number of years to be agreed
- Quoting rent of £35,000 per annum exclusive.

LOCATION

The property is situated in an excellent retail position fronting onto High Street in Chesterfield town centre.

High Street benefits from having a number of well known retailers trading along its length including Cardmarket, Clarks, Vodafone and Primark.

The Market Square with its traditional and very popular outdoor market is a short walk from the property.

ACCOMMODATION

The property was previously occupied by Patisserie Valerie, who fully fitted the unit in 2017.

It comprises of an open plan ground floor retail with a return frontage to Irongate and benefitting from glazed display windows to 3 elevations. Above are a range of office and storage areas at first and second floors.

The premises provide a double fronted ground floor retail unit with WC facilities. The first floor provides a large open plan store/office and a further room fitted out as a kitchen. The second floor has two further rooms, a kitchen, a small store and male and female toilets.

FLOOR AREAS

The accommodation comprises the following floor areas:

	Sq Metres	Sq Feet
Ground Floor	113.46	1,221
First Floor	72.35	779
Second Floor	58.27	627
Total	244.08	2,627



EPC

We understand that the property has an EPC Rating of 81 D. A full copy available on request

RATEABLE VALUE

The property has a rateable value of £37,000

QUOTING TERMS

£35,000 per annum exclusive on a lease length to be agreed.

ANTI MONEY LAUNDERING

Interested parties will be required to comply with anti money laundering legislation.

LEGAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

Please note all figures are quoted exclusive of VAT where applicable.

VIEWING

For further information, or to arrange a viewing, please contact the joint agents:

Jeremy Wilson

Fowler Sandford LLP

0114 275 1441

07831 139589

jeremy.wilson@fowlersandford.com

Kitty Hendrick

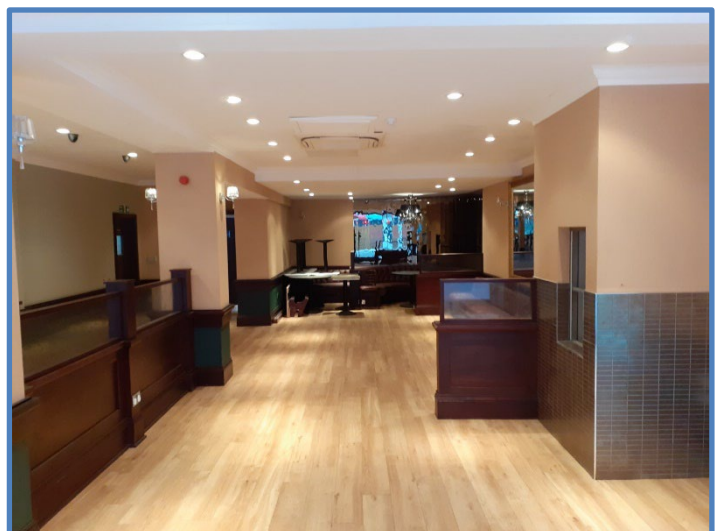
Knight Frank LLP

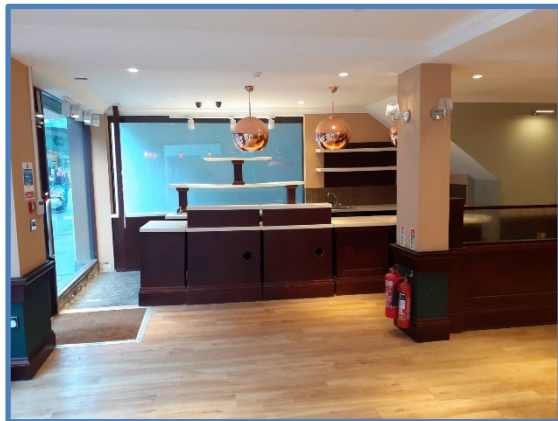
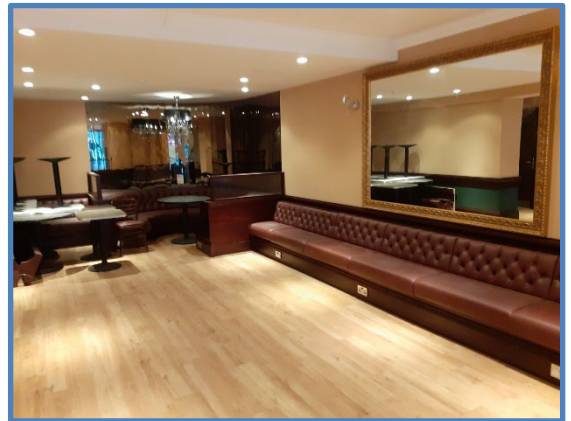
0114 241 3907

07989 735 137

kitty.hendrick@knightfrank.com

05 06 2023





Fowler Sandford

Chartered Surveyors

Fowler Sandford LLP
4th Floor Abbey House
Leopold Street
Sheffield
S1 2GY

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