

TO LET



OFFICE PREMISES

183.7m² (1,977 sq ft)

**2 THE SHAMBLES
CHESTERFIELD
DERBYSHIRE
S40 1PX**

- Pedestrianised location
- Fitted to a high standard
- Located in the heart of Chesterfield Town Centre

LOCATION

Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000. The subject property is situated on The Shambles which runs just off High Street which is the main shopping street in Chesterfield. The property fronts the busy and popular Market Square (occurring every Monday, Thursday, Friday and Saturday) and is a fully pedestrianised location with strong footfall.

DESCRIPTION

The property provides office accommodation across two floors above ground floor retail space. Each floor comprises an office suite and WCs. The first floor has a closed plan with main reception/waiting room area and three smaller sized partitioned rooms. The second floor office suite is open plan in layout. The kitchen is located on the second floor.

The office suites are fitted out to a high standard with suspended ceilings, contemporary lighting, and HVAC system to heat, cool and ventilate. The accommodation is carpeted throughout.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

1 st Floor Suite	52.83m ²	(568 sq ft)
2 nd Floor Suite	130.87m ²	(1,409 sq ft)
Total	183.7m ²	(1,977 sq ft)

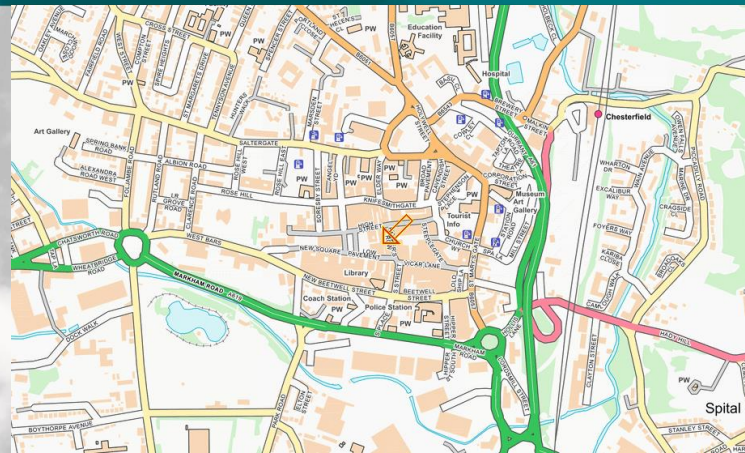
LEASE

The suite is available by way of a new fully repairing lease for a term to be agreed for an initial quoting rent of **£19,000pa**.

Our client may consider splitting and renting out each floor at a quoting rent of £10.00/psf per annum.

BUSINESS RATES

The rateable value is currently £11,250 but increases to £12,000 from April 2023.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Matt Styles

(email: matthew.styles@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: February 2023