

TO LET



GROUND FLOOR LOCK-UP SHOP

180 SQ FT

**4 The Shambles
Chesterfield
S40 1PX**

- Courtyard setting
- Located in the heart of Chesterfield Town Centre
- Opposite to the Body Shop

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located in the centre of Chesterfield within an area of retail premises known as The Shambles. The Shambles runs just off High Street which is the main shopping street in Chesterfield.

The Shambles is pedestrianised and provides a courtyard setting. Nearby occupiers include the Body Shop and several niche retailers.

DESCRIPTION

The property comprises a ground floor lock up shop within a courtyard setting.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition, the areas are as follows:

Ground Floor Shop 180 sq ft

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of **£4,800 per annum.**

BUSINESS RATES

The property is assessed for rating purposes at Rateable Value £5,400. Please note small businesses will be exempt from paying business rates. Further enquiries should be made direct with the Local Authority.

EPC

A copy of the EPC is available upon request.



VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson

Matthew Styles

Email: matthew.styles@wtgunson.co.uk

Tel: 0161 833 9797