



**Former Baby Linen Shop, 25 Packers Row,
Chesterfield, S40
Guide Price £6,500 per annum**

* CHARACTER RETAIL/OFFICE SPACE * FORMERLY OCCUPIED BY 'BABY LINEN' * DOUBLE FRONTED SHOP - 188 SQ.FT. * FIRST FLOOR STORAGE ROOM * FRONTING KNIFESMITH GATE * VACANT POSSESSION * IMMEDIATE OCCUPATION AVAILABLE * FLEXIBLE LEASE TERMS * ELECTRIC HEATING

A characterful ground floor retail/office space with the added benefit of a first floor storage room accessed via separate entrance on Packers Row. The premises offer vacant possession and flexible Lease terms for a suitable tenant.



Location

Occupying a prime position within the town, this characterful retail premises was occupied for several decades by the highly regarded and iconic Baby Linen business.

The address of the premises is 25 Packers Row, but the shop window fronts the busy Knifsmith Gate area of town.

Shop

A double fronted retail shop which has period style windows fronting busy Knifsmith Gate.

There is an electric storage heater and timber panelled walls.

Store Room

Accessed via the stairway to the hairdressers between Timpsons & The Chocolate Shop, the first floor storeroom is a useful space with bow window to front elevation and electric storage heater.

WC

Shared with the hairdressing premises and having low flush w.c. and wash basin.

Lease

Flexible Lease terms are available.

Rateable Value

The current rateable value is £4,700 per annum

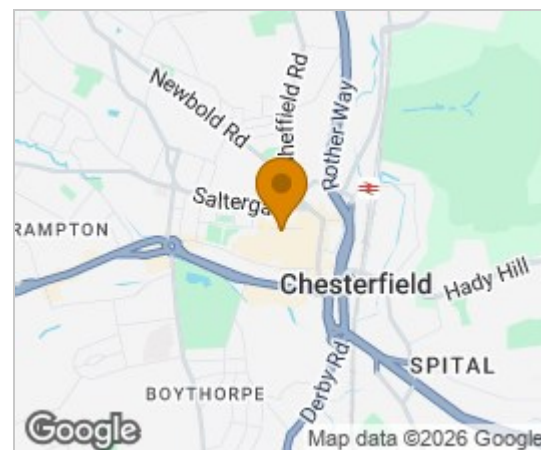
Availability

The property is available for immediate occupation.

Viewing

Strictly by arrangement with the selling agents on 01246 232156

Area Map



Floor Plans

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