W.T.PARKER
EST. 1909



1 High Street

Chesterfield, S40 1PS

Asking price £320,000

* PROMINENT TOWN CENTRE POSITION * TENANTED ON A 5-YEAR LEASE TO LONG STANDING TENANT * ADJACENT TO THE REFURBISHED MARKET PLACE * IMPRESSIVE FRONTAGE * GROUND FLOOR RETAIL SPACE - 1387 SQ.FT. * PLUS BASEMENT RETAIL SPACE - 650 SQ.FT. * BASEMENT STORAGE 1398 SQ.FT. * PLUS FIRST & SECOND FLOOR AREAS (WITH LIMITED ACCESS - TO BE MEASURED)







Location
Occupying a prominent position in the centre of Chesterfield Town Centre with Tesco Express in the process of taking up occupation of the old M&S building directly opposite.

Prominent Frontage
Gross Frontage to High Street 44ft (13.4m)

Gross Frontage to Market Place 35ft (10.8m)

Ground Floor Retail Space
Gross 1387 sq.ft. (128.85 sq.m.)

Net 1255 sq.ft. (116.59 sq.m.)

Basement Retail Space
650 sq.ft. (60.38 sq.m.)

Basement Storage
1398 sq.ft. (129.87 sq.m.)

Facilities
There is also a staff room/kitchen, toilets and small office.

First & Second Floors
Areas to the First and Second Floor are also included within the sale but currently offer limited access through neighbouring premises.

Viewing
STRICTLY via the selling agent.

Please contact Rachael Grange on 01246 232156 / 07712 289243 / rachael@wtparker.com

Tenure
The property is understood to be Freehold

Current Lease
The property is currently let on a five year lease at a rate of £25,000 per annum, increasing mid-way through the term to £30,000 per annum.

Further information regarding the lease is available from Rachael Grange on 01246 232156 / 07712 289243 / rachael@wtparker.com

Area Map


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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