



# to let

commercial

## 81 Saltergate, Chesterfield, S40 1JS

Attractive Grade II listed building in a prominent position on Saltergate



**ROY PETERS ESTATES**

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## 81 Saltergate, Chesterfield, S40 1JS

81 Saltergate, attractive Grade II listed building close to the town centre and in a prominent position on Saltergate.

The accommodation comprises of offices to the ground, first and second floors varying in size from 84ft² to 576ft², the space is suitable for a variety of business uses, current occupiers are a hair dressers, sports massage and Yoga class, the vacant space would be ideal for complementary business', each floor has shared kitchen and WC facilities.

The property benefits from gas central heating and many of the windows are double glazed.

### Rent

£8/ft² pa.

Rooms are available on an individual basis or multiple rooms, on flexible terms.

Ground Floor	Area ft²	Available/Let
Reception	246	
Room 2	84	Available
Room 3	110	Available
Room 4	150	Available

First Floor		
Room 5	198	Available
Room 6	90	Available
Room 7	105	Available
Room 8	158	Available
Room 9	150	Available
Room 10	117	Available

Second Floor front		
Room 11	135	Available
Room 12	212 max	Available
Room 13	136max	Available

Second Floor rear		
Studio	576	Available

### Service Charge

£1.50/ft² pa to cover heating, lighting, water and repairs to the common parts and exterior.

### Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

### Business Rates

The premises when let will be reassessed for Business Rates.

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

### EPC

Available on request

### VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

### Legal costs

Each party to bear their own costs.



#### MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.



### Viewing

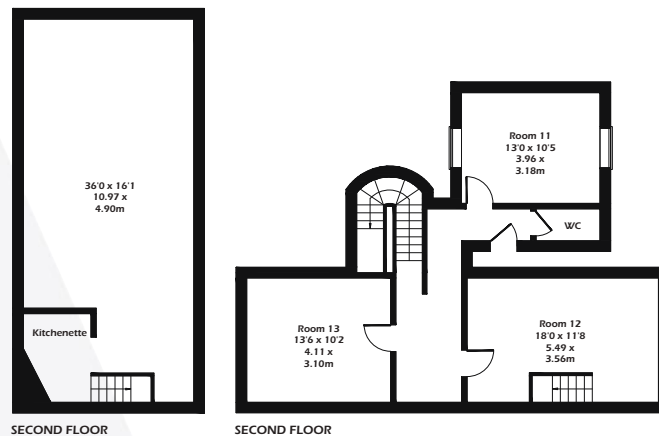
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# 81 Saltergate

## Floorplan



## 81 Saltergate

Approximate Gross Internal Area  
4781 sq ft - 444 sq m

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