
9-9b Packers Row
Chesterfield | S40 1RB

Prime retail unit in busy pedestrianised location

86.5m² (931ft²)



- Prominent retail unit with return frontage
- Busy pedestrianised location between Vicar Lane Shopping Centre and High Street
- Close to Costa, Wilkinson, Vision Express and Monsoon



To Let



Location

Chesterfield is a busy market town, approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000 and is the 7th largest retail centre in the East Midlands. Chesterfield has 22% affluent achievers and strong executive wealth and mature money social groups within the catchment.

The location benefits from a high volume of daily footfall being pedestrianised and linking the busy market place (which has markets on Monday, Thursday, Friday and Saturday), Vicar Lane Shopping Centre as well as Marks & Spencers. The immediate locality is occupied by national multiple retailers which include Savers, Costa, Wilkinson, Vision Express and Monsoon.

Accommodation

The premises are arranged over ground and first floor and contain the following approximate dimensions and floor areas:-

Description		
Ground Floor Sales	915ft ²	85.01m ²
Ground Floor Ancillary	16ft ²	1.49m ²
First Floor Sales/Stores	928ft ²	86.21m ²
Total	1,859ft²	172.71m²

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease Terms

The premises are available on a new full repairing and insuring lease for a minimum term of 5 years.

Rent

The property is available at a rent of:-
£40,000 per annum exclusive

Planning

The current planning use is:-

Class A1 (retail)

The premises would be suitable for A2 (financial and professional services) or A3 (restaurant/café) uses subject to obtaining the necessary planning consents.

Business Rates

We are verbally advised by Chesterfield Borough Council Business Rates Department that the premises are assessed as follows:

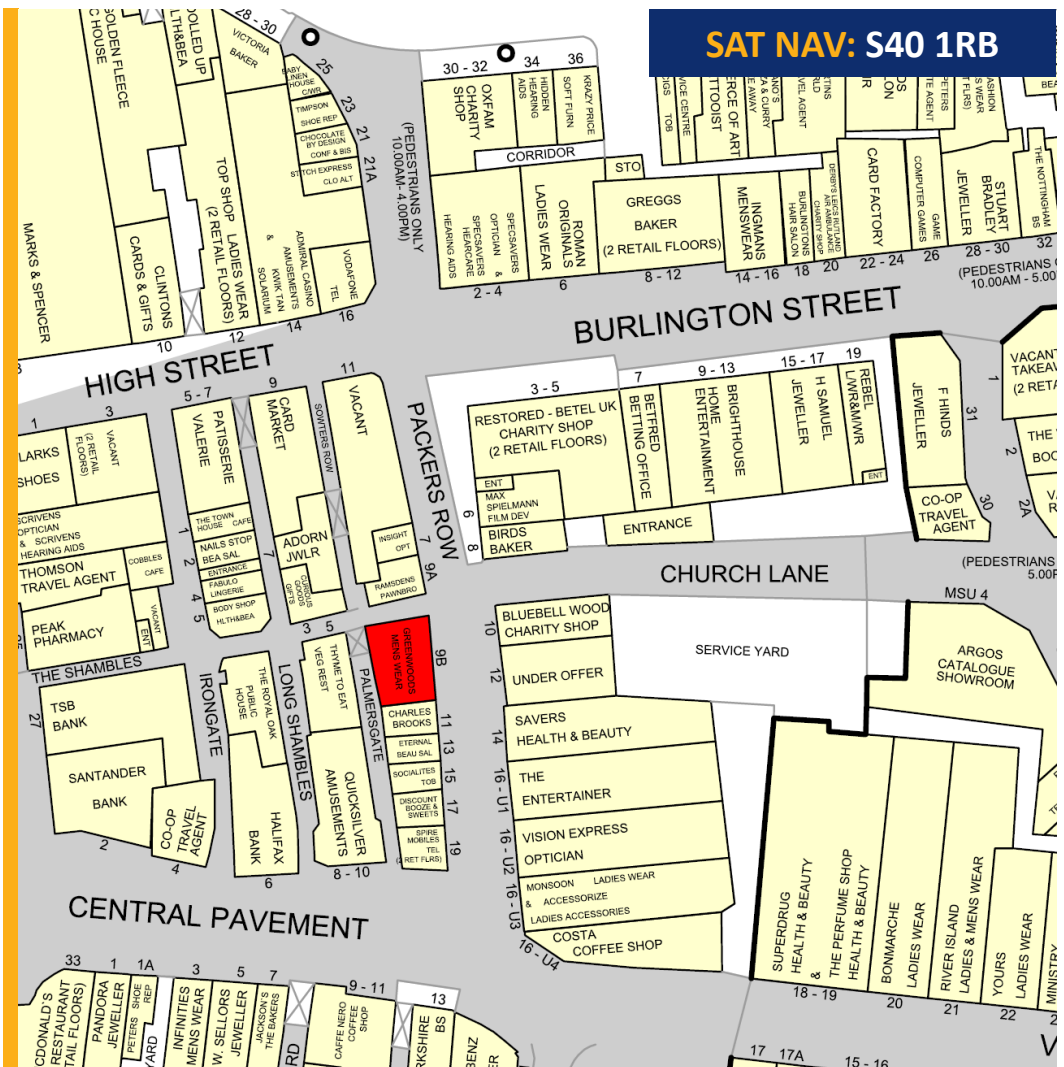
Rateable Value: £37,250

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Legal Costs

Each party are to be responsible for their own costs incurred in the transaction.

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