

Town centre retail unit

98.22 sq m (1,057 sq ft)

Shop 2, West Bars House, West Bars, Chesterfield, Derbyshire S40 1AQ

To Let



- Town centre location
- Suitable for a variety of uses, subject to planning
- Available immediately



Town centre retail unit

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Derbyshire S40 1AQ

Location

The subject property is located on West Bars to the east of Chesterfield Town Centre and within walking distance of the Pavements Shopping Centre in Market Place.

Chesterfield is a market town lying 24 miles north of Derby and 11 miles south of Sheffield.

The Property

The premises comprise an open ground floor retail area with storage, kitchen and toilet facilities to the rear.

Accommodation

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Ground Floor	98.22 sq m	1,057 sq ft
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Services

The property is connected to all mains services, but we can provide no warranty with regard to the capacity or connectivity.

Town & Country Planning

We understand the premises have consent for uses falling within Class A1 of the Town & Country Planning (Use Classes) Order. Interested parties are advised to contact Chesterfield Borough Council Planning Department to clarify any planning queries.

EPC

The property has an EPC rating within Band 'C'.

Rates

Charging Authority:	Chesterfield Borough Council
Description:	Shop & Premises
Rateable Value:	£11,000
UBR:	0.491
Period:	2019/2020

Terms

The premises are available to rent on an internal repairing and insuring lease for a term of years to be agreed.

Rent

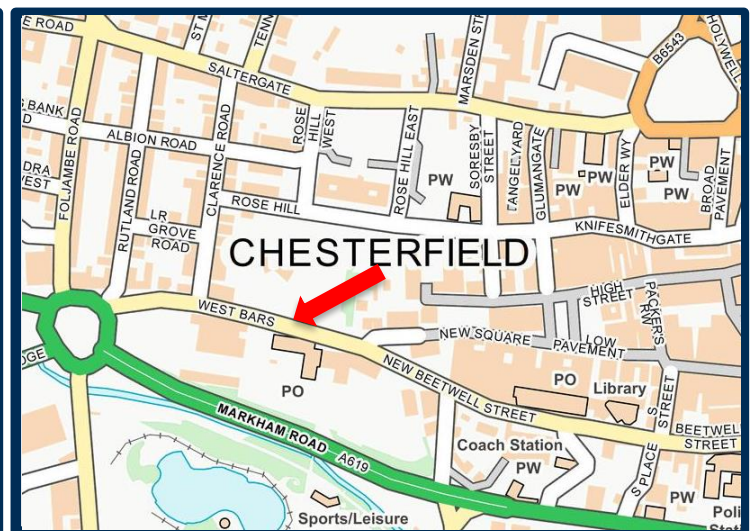
£13,500 per annum

Service Charge

A service charge will be levied to cover the maintenance and upkeep of the common parts of the building.

VAT

VAT is not applicable



Viewing

Strictly by prior appointment
with the sole agents.

NG: Suzannah Adcock
T: 0115 989 7092
E: suzannah@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photographs depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SA/SFT 22.05.19

Energy Performance Certificate

Non-Domestic Building



SHOP 2
West Bars House
West Bars
CHESTERFIELD
S40 1AQ

Certificate Reference Number:
9612-3039-0589-0195-1701

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

60

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	68
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	69.11
Primary energy use (kWh/m ² per year):	408.79

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

87 If typical of the existing stock