



Ground Floor Retail with Ancillary Above

5 – 7 High Street, Chesterfield, Derbyshire, S40 1PS

To Let

- Well located High Street retail premises
- Comprising a total of 2,627 sq ft (244.07 sq m) over three floors
- Ground floor retail unit, having ancillary storage and offices to first and second floor
- New lease available for a number of years to be agreed
- Quoting rent of £55,000 per annum exclusive

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The property is situated in an excellent retail position fronting onto High Street in Chesterfield town centre.

High Street benefits from having a number of well known retailers trading along its length including Clintons, Cardmarket, Clarks, Vodafone and Primark; with Marks & Spencer being located virtually opposite.

The Market Square with its traditional and very popular outdoor market is a short walk from the property.

Description

The property was previously occupied by Patisserie Valerie, who fully fitted the unit in 2017.

It comprises of an open plan ground floor retail with a return frontage to Irongate and benefitting from glazed display windows to 3 elevations. Above are a range of office and storage areas at first and second floors.

The premises provide a double fronted ground floor retail unit with WC facilities. The first floor provides a large open plan store/office and a further room that had been fitted out as a kitchen. The second floor has two further rooms, a kitchen, a small store and male and female toilets.

Accommodation

Further to the measurements taken on site, the property provides the following net internal areas:-

Description	Sq M	Sq Ft
Internal length	14.82	48.62
Internal depth	8.09	26.54
Description	Sq M	Sq Ft
Ground Floor	113.46	1,221
First Floor	72.35	779
Second Floor	58.27	627
Total	244.08	2,627
Total ITZA	87.70	944

Terms

We are seeking a Tenant on a new lease direct from the Landlord for a number of years to be agreed.

Quoting Terms

£55,000 per annum exclusive.

Rateable Value

We understand that the property has a rateable value of £44,500.

EPC

We understand that the property has the following EPC Rating (D81). Further details are available direct from the agents.

Legal Costs

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

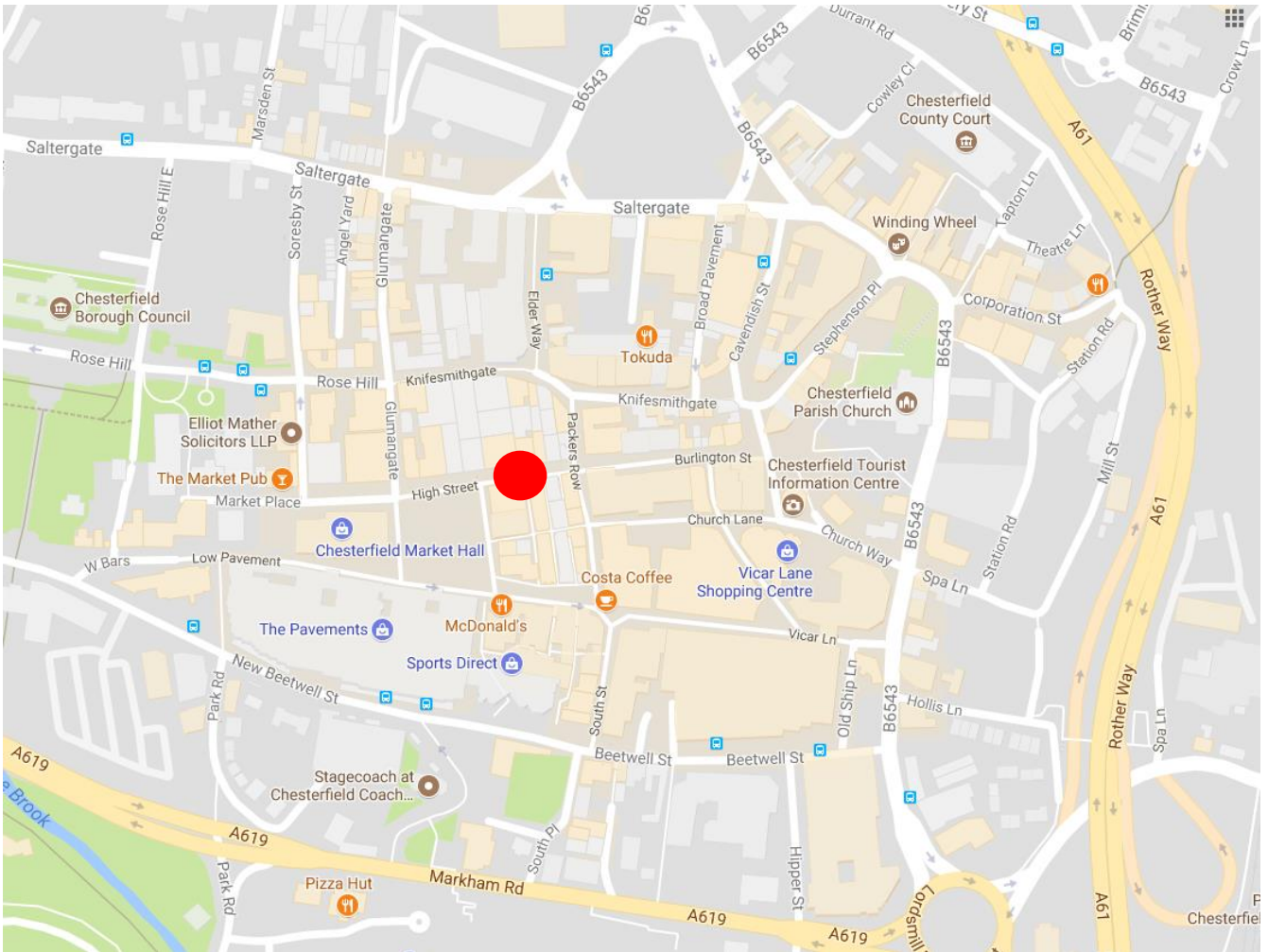
VAT

Please note all figures are quoted exclusive of VAT where applicable.

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Viewing & Further Information

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