

# Chesterfield

## 3 High Street

### Prominent Retail Unit to Let



#### Location

The unit is situated in a prominent position on High Street, by the busy Market Place. Being located in the very heart of the town centre, the unit benefits from an area of high density footfall, facing Marks and Spencer, and diagonally opposite Primark.

Other surrounding occupiers include Clarks, Tresspass, Vodafone and Specsavers.

#### Accommodation

The property is arranged over ground, first and second floors, comprising the following approximate areas:

Ground Floor Sales:	1,278 sq ft	119 sq m
First Floor:	1,584 sq ft	158 sq m
Second Floor:	1,508 sq ft	140 sq m

#### Tenure

The property is available to let on a new effectively full repairing and insuring lease for a term of years to be agreed.

#### Rent

£60,000 per annum exclusive

#### Service Charge

A service charge may be payable. Further details can be provided on request.

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£64,000
Rates Payable (2018/19)	£31,552

(Interested parties are advised to make enquiries with the Local Authority)

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC Rating

F - 120  
Currently undergoing improvement works

#### Viewing & Further Information

Strictly by prior arrangement only with:

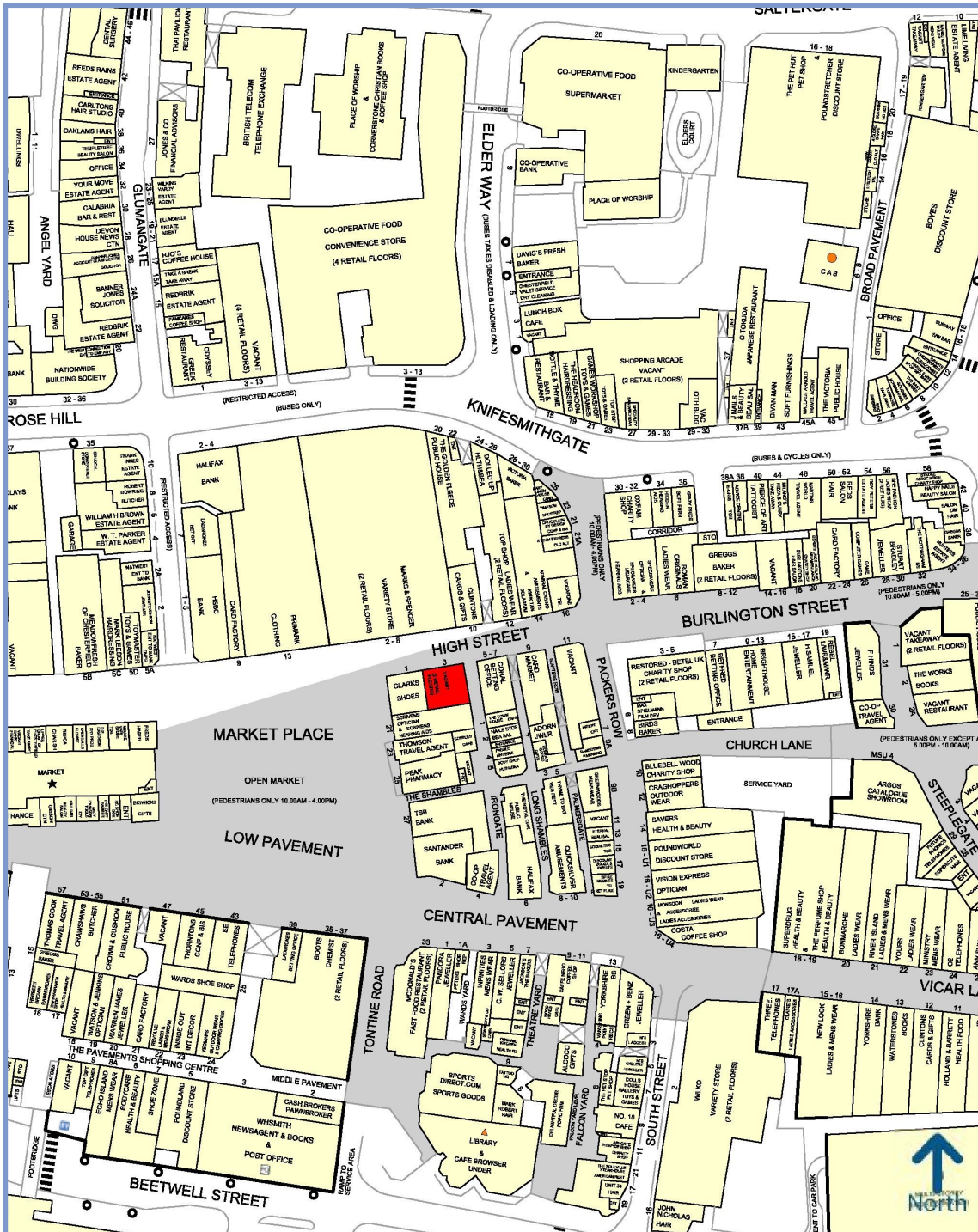
**Stephen Henderson**  
shenderson@savills.com  
0113 450 7000

**Russ McGill**  
russell.mcgill@savills.com  
0161 602 8246

[savills.co.uk/retail](http://savills.co.uk/retail)



Shaping Retail.



**Important Notice**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. April 2016

[savills.co.uk/retail](http://savills.co.uk/retail)



Shaping Retail.