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**Former Co-op Chesterfield Road**  
Staveley | Derbyshire | S43 3RX

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## **Prominent roadside retail unit in busy residential location**

**190.24m<sup>2</sup> (2,048ft<sup>2</sup>)**



- Roadside position
- Excellent access and parking
- Shell specification with capped services
- Immediately available on new lease terms
- May suit alternative uses subject to planning
- Rent £22,500 per annum



**To Let**

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## Location

Staveley is a town within the borough of Chesterfield, in Derbyshire and can be accessed via Junction 29a of the M1 Motorway.

The property is situated on Chesterfield Road between Staveley and Brimington. The local area is typically high density residential housing.

The annual average daily flow of vehicles on Chesterfield Road is approximately 14,000.

## The Property

The premises provides ground floor sales, stores, Kitchen and WC Facilities.

There is free customer parking to the front of the property.

## Accommodation

Area	m <sup>2</sup>	ft <sup>2</sup>
Sales	149.02	1,604
Kitchen	6.77	73
Rear stores	34.45	371
<b>Total</b>	<b>190.24</b>	<b>2,048</b>

(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

The premises are available by way of a new Effective Full Repairing and Insuring lease for a term to be agreed at a rental of:

**£22,500 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT.

## Business Rates

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

**Rateable value: £14,750**

(The current small business multiplier is 48.0p, however all interested parties are advised to make specific enquiries with the local billing authority).

## Planning

Planning property benefits from planning consent for :-

**Class A1 (Shops)**

Other uses will be considered subject to planning.

## Service Charge

The lease will contain provision for a service charge. Further details are available on request.

## Legal Costs

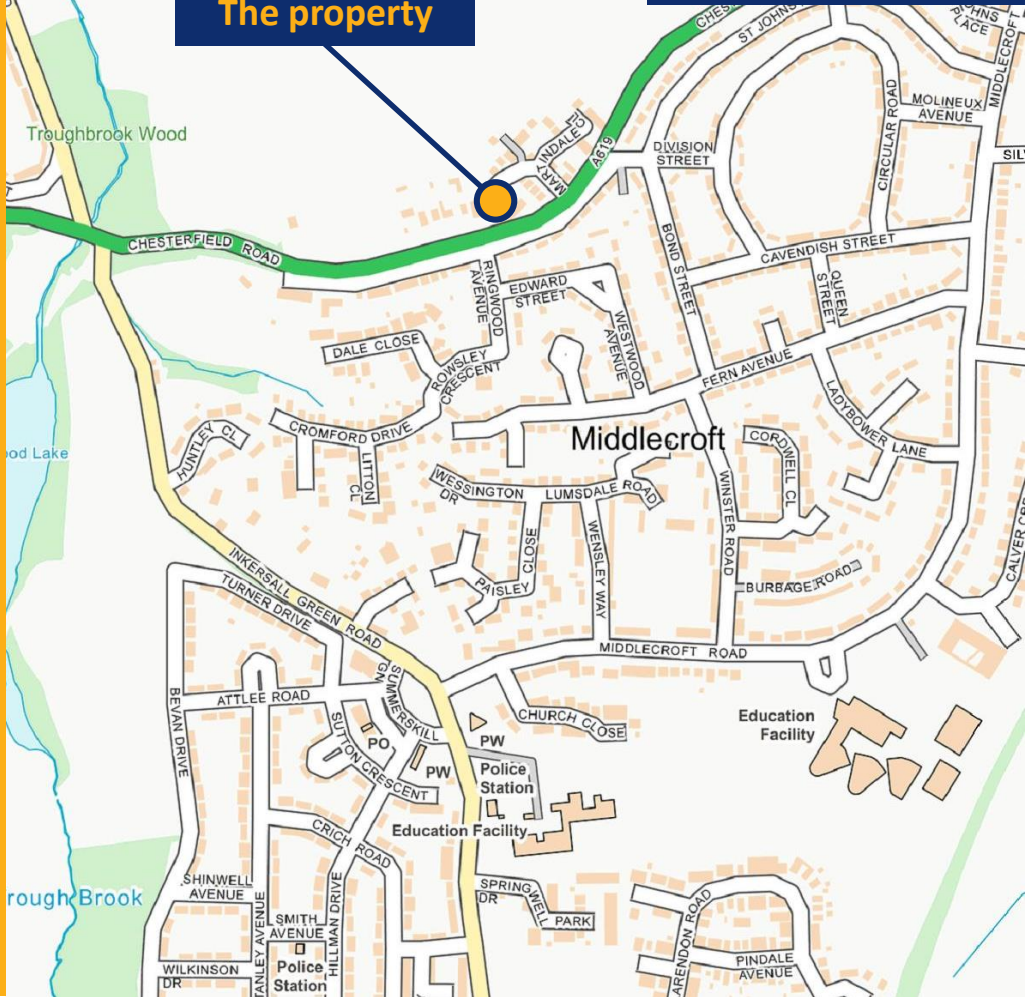
Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

TBC.

**SAT NAV: S43 3RX**

**The property**



**For further information or to arrange to view please contact:**

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