

Prime Retail Unit

39 Low Pavement, Chesterfield, S40 1PB

Viewing Highly
Recommended

80 sq m (861 sq ft)

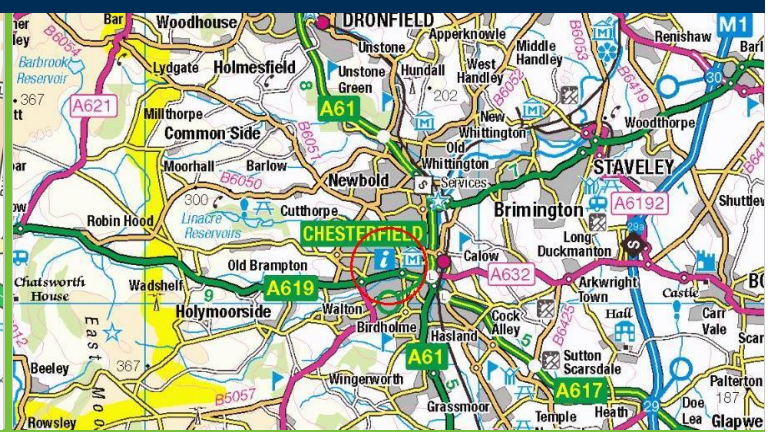
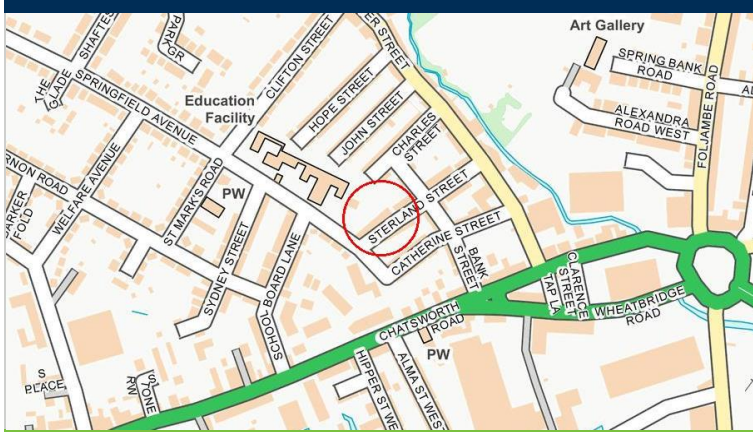
- High levels of footfall
- Excellent condition
- Staff breakout areas
- New lease available
- Central location in the heart of Chesterfield
- Loading area

TO LET



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford
Nottingham NG2 7LA

NG
www.ng-cs.com
0115 958 8599



Location

The property is in the heart of Chesterfield in the immediate proximity to the Chesterfield Market. The location benefits from high levels of footfall.

The Property

The property forms part of The Pavements Centre, which is a single level shopping mall of circa 103,000 sq ft of retail space. The centre has a footbridge link to a multi-storey car park and the premises benefit from secure 24 hour basement servicing and loading.

The property comprises a ground floor sales area, lower ground floor ancillary/office areas and sub-basement loading. The premises benefit from a superb refurbishment which will allow an incoming occupier to fit out and have minimal downtime. The offering is unique and viewing is highly recommended.

Accommodation

Measured on a net internal basis, the premises provide the following approximate floor areas:-

	sq m	sq ft
Net sales area:	56	603
Ancillary office:	4	43
Lower ground floor level:	20	215
Loading/storage area – sub-basement:	71	764

Services

Mains connections to electricity, water and sewerage are connected to the premises. NG cannot provide any warranty with regard to their capacity or functionality.

EPC

The property has a rating of 75 falling within Band C.

Town and County Planning

The premises have consent for use as a betting shop under sui-generis use class. Interested parties are advised to contact Chesterfield Borough Council (Tel. 01246 345 345) to discuss their intended business activities.

Business Rates

Charging Authority:	Chesterfield Borough Council
Description:	Shop & premises
Rateable Value:	£35,500
Period:	2019/2020

Terms

The property is available on a full repairing and insuring basis for a sublease up to April 2023 at a rental of **£40,000 per annum exclusive**. Parties interested in a longer tenancy agreement are advised to contact the sole marketing agents.

Service Charge

There is a service charge levied by The Pavements Shopping Centre. Further information is available upon requested.

VAT

VAT is applicable on all outgoing.

Legal Costs

Each party is responsible for their own legal costs incurred in documenting the transaction.

Viewings

Viewings are being handled by way of block bookings. Please contact the sole marketing agents for the next available viewing date.

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be 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. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the sole agents:



Sunny Landa

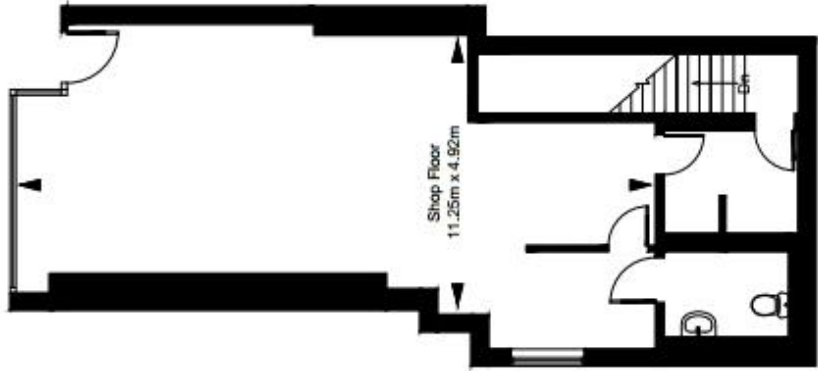
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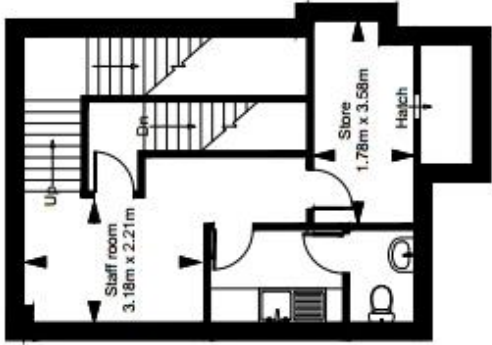
sunny@ng-cs.com

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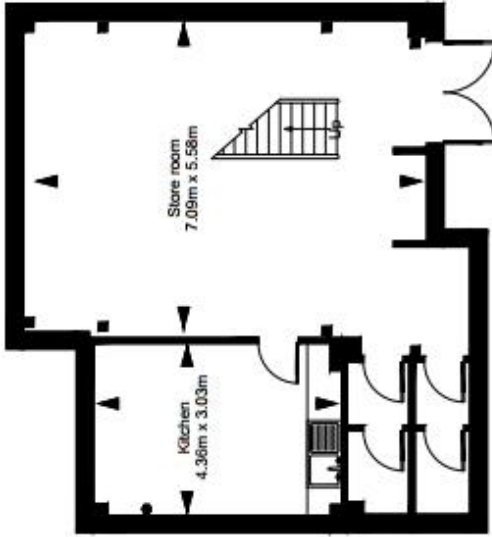
Approximate Gross Internal Area = 161.66 sq m



Ground Floor
Approx GIA = 63.32 sqm



Upper Basement
Approx GIA = 37.00 sqm



Lower Basement
Approx GIA = 61.34 sqm

All dimensions should be taken as approximate and no responsibility is taken for any error, omission or misstatement.
These plans are for representation purposes only, as defined by RICS Code of Measuring Practice and should be used as such.
Any area measurements shown on this plan are for guidance only and should not be used as a basis of valuation.
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