

9a/11 High Street
Chesterfield | S40 1PS

Prominent retail unit in the centre of Chesterfield

Ground Floor 162.02m² (1,744ft²)



- Corner retail unit
- Vibrant market town having one of the biggest open-air markets in the UK
- Busy central position with a high footfall close to prime pitch and Market Square
- Nearby occupiers include M&S, Vodafone, Specsavers, Burton, H Samuel, Game, Betfred and Card Factory

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For Sale/To Let



Location

Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a catchment population of approximately 220,000.

The location benefits from a high volume of daily footfall being pedestrianised and linking the busy Market Place (which has Markets on Monday, Thursday, Friday and Saturday), Vicar Lane Shopping Centre as well as Marks & Spencer. The immediate locality is occupied by national multiple retailers which include Vodafone, Specsavers, Burton, H Samuel, Game, Betfred and Card Factory.

The property has prominent corner frontage onto High Street and Packers Row.

Accommodation

The premises provide the following approximate areas:-

Description	m ²	ft ²
Ground Floor	162.02	1,744
First Floor	152.08	1,637
Second Floor	105.25	1,133
Third Floor	47.94	516

(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 full repairing and insuring lease for a term to be agreed at a rent of:-

£50,000 per annum

Price

Alternatively the premises are available for sale at a price of:-

£600,000

where there may be scope to convert the upper floors to residential (STP).

Planning

The premises currently benefit from planning consent for:-

A1 (Shops)

Business Rates

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

Rateable Value 2017: £45,750

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

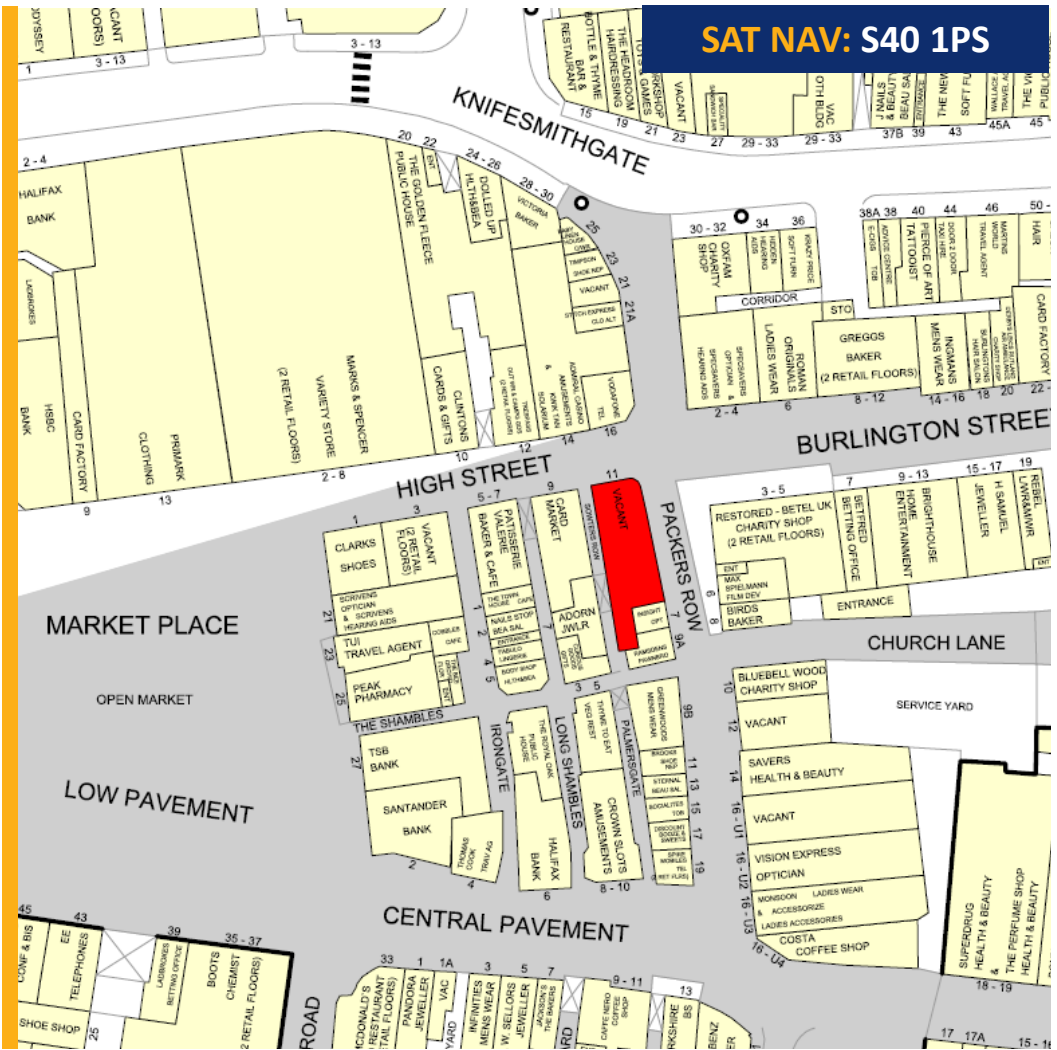
EPC

The EPC rating is E-102.

Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with this transaction.

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For further information or to arrange to view please contact:

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