

TO LET

SHOP PREMISES

Chesterfield Town Centre, New Square



Description

The premises have prominent display frontages to New Square and West Bars and was formerly occupied by Dents Chemist. Shop floor space is over two floors with an additional basement with storage and kitchen.

Location

The premises occupy a prominent location overlooking New Square, near to the popular open Market and Market Hall as well as other well-known retailers and banks.

Accommodation

Available as a whole or may be split.

Frontage

Internal Frontage to West Bars 21.09 ft (6.43m)
Internal Frontage to New Square 46.27 ft (14.10m)

Ground and Mezzanine Floors

Ground Floor Sales 895 sq ft (83.15m²)
Mezzanine Floor 1,743 sq ft (161.95m²)

Basement

Storage 828.7 sq ft (76.98m²)
Kitchen 121.92 sq ft (11.32m²)
Ancillary Area 109.38 sq ft (10.16m²)

Rateable Value

We are verbally informed by the Rating Authority that the premises are assessed as follows.

Rateable Value £28,500.00.

Interested parties should make their own enquiries.

Lease Details

A new lease will be granted an effective full repairing and insuring lease i.e the tenant will be responsible for all repairs and decoration to the premises and for reimbursing a proportion of external repairs and insurance in respect of the landlord's building.

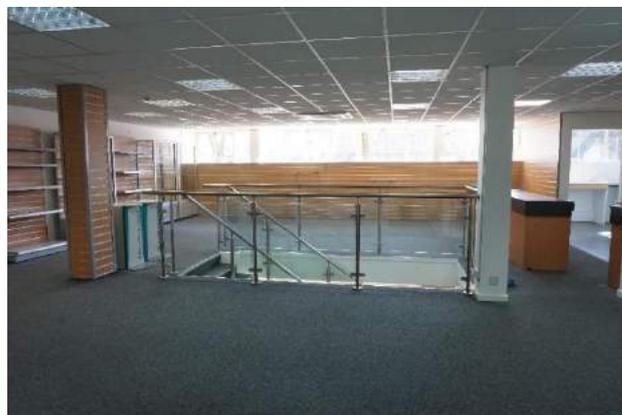
Rental

Incentives are available.

Offers in the region of £20,000 per annum exclusive of rates.

Viewing

Viewing strictly through the Agents



Mezzanine



Ground Floor

Legal Costs

Each party to be responsible for their own legal costs in connection with the preparation of the lease and counterpart.

EPC

Band C



For further information contact Joint Agents:

W T Parker
4 Gluman Gate
Chesterfield
S40 1QA
Tel: 01246 232156
www.wtparker.com

Miller & Miller
Suite 7, Shirley House
31 Psalter Lane
Sheffield S11 8YL
Tel: 0114 3270120
www.miller-miller.co.uk

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- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
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