

TO LET.

Well Located High Street Retail Premises.



5 – 7 High Street, Chesterfield, Derbyshire, S40 1PS.

Ground Floor Retail having ancillary storage and offices at first and second floors – 2,627sq.ft.

Location.

The property is situated in an excellent retail position fronting onto High Street in Chesterfield town centre. High Street benefits from having a number of well known retailers trading along its length including Clintons, Cardmarket, Clarks, Vodafone and Primark; with Marks & Spencer being located virtually opposite. The Market Square, with it's traditional and very popular outdoor market is a short walk from the property.

Description.

The premises provide a double fronted, open plan ground floor retail unit with a range of office and storage areas at first and second floor levels. The property comprises:

- Glazed display windows to three elevations with return frontage to Irongate.
- Fitted open plan retail space
- W/C facilities.
- Lighting.
- Office / storage and preparation areas to the first floor.
- Series of storage, offices and ancillary to the second floor.

Accommodation.

We understand that the premises comprise the following net internal areas:

Description	Sq. M	Sq. Ft
Ground Floor	113.46	1,221
First Floor	72.35	779
Second Floor	58.27	627
Total	244.08	2,627
Total ITZA	87.70	944

Terms.

The property is available to let by way of a new lease direct from the landlord on terms to be agreed.

Quoting Rent.

£35,000 per annum exclusive.

Rateable Value.

We understand that the property has a rateable value of £44,500.

Interested parties should verify the rates payable with the local rating office.



EPC.

A full copy of the EPC Certificate is available upon request.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti money laundering legislation.



Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



Contact.

For further information, or to arrange a viewing, please contact joint agents:

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Particulars dated March 2023. Photographs dated March 2023.

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