

# 5 LOW PAVEMENT CHESTERFIELD

S40 1PF

bf.

brasierfreeth.com

Prime Shop to Let



# 5 LOW PAVEMENT CHESTERFIELD

S40 1PF

## LOCATION

Chesterfield is a large historic market town located 12 miles south of Sheffield, 25 miles north west of Nottingham and 6 miles west of junction 29 of the M1 motorway.

The population of the town is in excess of 104,000 persons (Census 2011).

Chesterfield benefits from excellent rail communications with direct links to major city locations including Sheffield, Leeds and London.

East Midlands International Airport is located 36 miles south of the town.

## ACCOMMODATION

*Comprehensively fitted as a jewellery showroom, the premises comprise the following approximate dimensions and net internal floor areas:*

Internal Width	5.20 m	17 ft 1 in
Sales Depth	10.50 m	34 ft 5 ins
Built Depth	14.80 m	48 ft 5 ins
	Size Sq.m	Size Sq.ft
Ground Floor Sales	51.65	556
Ground Floor Staff/Storage	51.10	162
<b>Total</b>	<b>102.75</b>	<b>718</b>

Retail Opportunity  
**TO LET**





# 5 LOW PAVEMENT CHESTERFIELD

S40 1PF

Retail Opportunity  
**TO LET**

## KEY DETAILS

- Attractive listed building
- Prime unit
- Fitted jewellery premises

## DESCRIPTION

The ground floor retail unit forms part of a listed building, located on the south side of Low Pavement.

Central Pavement forms part of the prime shopping area of Chesterfield, linking Vicar Lane Shopping Centre with Market Place.

The premises are located between Subway and Jackson's Bakery. Other nearby retailers include Caffé Nero, Costa Coffee, Santander. Boots, Pandora and McDonald's.





# 5 LOW PAVEMENT CHESTERFIELD

## TERMS

The premises are held on a lease for a term expiring on the 31 March 2030, at a current rental of £32,500 per annum.

EPC

An EPC has been commissioned and is awaited.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £26,500.

For rates payable please refer to the Local Charging Authority, Chesterfield Borough Council - 01246 345345.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



# Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

*Brasier Freeth LLP*

enquiries@brasierfreeth.com