

GROUND FLOOR CLASS E UNIT (RETAIL/OFFICE/RESTAURANT/CAFE/HEALTH)

TO LET



Unit 2, Lordsmill Gate, Chesterfield
S41 7RW

Eddisons

UNIT 2

LORDSMILL GATE, CHESTERFIELD, S41 7RW



Agreement

To Let



Detail

Retail/Office/Restaurant/
Cafe/Health



Rent

£19,750 pax



Size

104.98 sq m (1,130 sq ft)



Location

Chesterfield, S41 7RW



Property ID

For Viewing & All Other Enquiries Please Contact:

ADRIAN LUNN

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Property

The property comprises a ground floor retail unit facing Markham Road roundabout. The unit has a double entrance door and two large display windows. Internally the retail space is open plan, with a WC/Kitchenette to the rear. There is also a rear access door.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 2	104.98	1,130
Total NIA	104.98	1,130

Energy Performance Certificate

Rating:- Unit 2 - B(36)

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Chesterfield District Council
Description: Showroom and Premises
Rateable Value: £8,700

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£19,750 per annum exclusive

VAT

VAT will be payable on the rental and/or any other payments detailed above.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

Legal Costs

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

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Lordsmill Gate stands on the Markham Road roundabout to the south east side of Chesterfield Town Centre. The roundabout forms the town's main gateway to and from the M1 and A61.

Lordsmill Gate is a very prominent retail and office development with Dominos and Brand Runner retail units. The site has its own dedicated car park.

Chesterfield Town Centre is within walking distance, as are a wide range of national retailers including B&Q, The Range, TK Max, Dunelm, SCS, Bensons Beds, Kwik Fit and an Ibis Hotel.

Chesterfield has a population of 104,000 and is located 12 miles south of Sheffield and 6 miles west from Junction 29 of the M1 Motorway. Twenty three million people live within a 2 hour drive time.



