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To Let
GF Retail Premises
+ Basement Storage
1200.85 sq ft / 2,162 sq ft
All Enquiries
SMC
Brownill
Vickers
0114 290 3300
www.smcbrownillvickers.co.uk

To Let



Prime Retail Location in Chesterfield Town Centre

£25,000 per annum plus VAT

4 Central Pavement, Chesterfield, S40 1PQ

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- Ground and first floor retail premises in prime location in Chesterfield
- Located between The Pavements and Vicar Lane Shopping Centres
- Most recently utilised as a travel agents (old A2 (now Class E) by Hunters, but may suit other retail / office uses
- Available on a new lease
- Nearby retailers include Jackson Bakery, CW Sellors Fine Jewellers, Café Nero, Boots, Pandora, McDonalds, and Halifax



Description

The property comprises a brick built period building with a pitched slate roof. The accommodation is arranged on basement, ground and two upper floors.

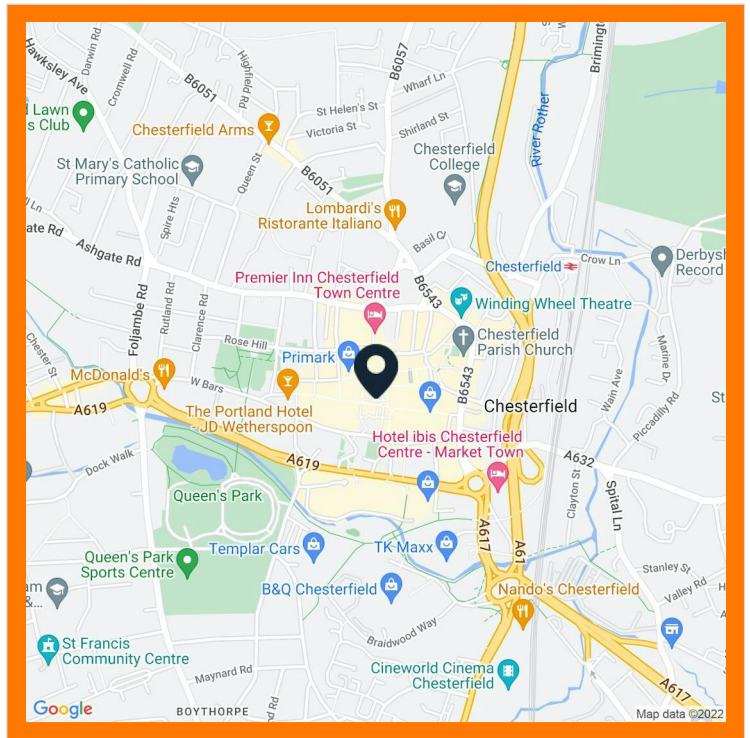
The accommodation was re-fitted several years ago by a past tenant, sealing off the basement and second floor accommodation. The accommodation now comprises of a ground floor sales area, together with first floor staff, storage and office accommodation.

Location

The property is situated in a highly prominent position on the northern side of Central Pavement, adjacent to the Market Place and close to the junction with the Vicar Lane Shopping Centre.

There are numerous retailers represented in Chesterfield but those in the immediate vicinity include; Santander, Halifax, McDonalds, Jackson Bakery, CW Sellars Fine Jewellery, Café Nero, Boots, and Pandora. This property occupies a high profile location within the centre of Chesterfield's main retail area.

The property is located close to Market Place, where a market is held every Monday, Thursday, Friday and Saturday and ensures a high pedestrian flow past the subject property.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	780	72.46
1st	673	62.52
Total	1,453	134.98

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 4, Central Pavement, Chesterfield, Derbyshire, S40 1PQ
Description: Shop and Premises
Rateable Value: £45,250

If you do run a retail, leisure or hospitality business, we understand that you use a multiplier of 38.2 pence as the rateable value is below £51,000. We would advise interested parties to carry out their own checks. More information can be found directly via the local rates office.

Planning

The premises are understood to have A2 consent. Interested parties are advised to satisfy themselves with Chesterfield planning authority that their use is acceptable under these new changes which came in from September 2020.

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. The landlord is willing to offer 3 months rent free over the 1st year for the right tenant.

Rent

£25,000 per annum. We are informed VAT is payable on the rent.

Business Rates

Rateable Value of £44,750

Energy Performance Certificate

EPC exempt - Listed building

Viewing

For further information or viewings, please contact the sole agent: Francois Neyerlin
Telephone: 0114 2903300 Email: francois.neyerlin@smcbrownillvickers.com

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