

SMC
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Vickers

To Let



TOWN CENTRE GROUND FLOOR SHOP

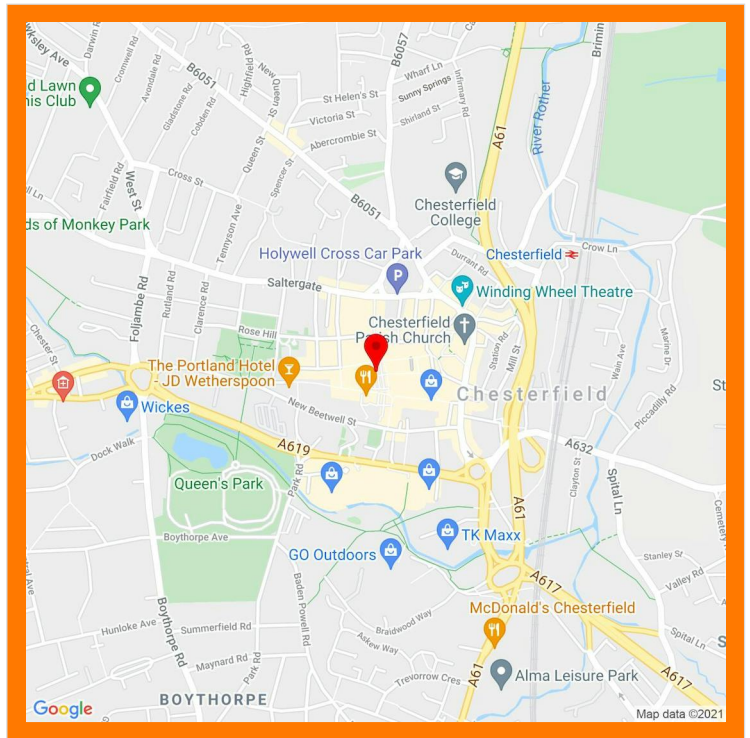
£7,250 per annum

4 Irongate, Chesterfield, S40 1PT

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- High pedestrian footfall area in Chesterfield town centre
- Busy retailing location on pedestrianised Irongate (off High Street)
- Historic A1 retail use, now E class planning consent (allows A1, A2, A3, B1 & D1 Uses)
- Nearby occupiers include; Tesco, Primark, McDonald's, Bodyshop, amongst many more
- Small business rate relief should be available for ingoing tenants



Description

The available accommodation comprises a ground floor sales area with window frontage / access onto irongate The shop frontage is approximately 3.99m. The property has been most recently occupied by a lingerie retailer. There is a WC and kitchenette located to the rear of the property. The property includes shop window frontage, laminate flooring, suspended ceiling and inset lighting.

Location

The property is situated in a busy retail location on Irongate in Chesterfield town centre. Irongate can be accessed off High Street, Packers Row, Central Pavement or Market Place. Nearby national occupiers include Primark, Bodyshop, amongst many other. Other traders on Irongate include Bodyshop, Cobbles Cafe, and a Nail shop.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales Area	282	26.20
Total	282	26.20

Rateable Vale

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

Address: 4, Irongate, Chesterfield, Derbyshire, S40 1PT

Description: Shop and premises

Rateable Value: £8,000

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Available from summer 2026.

Rent

£7,250 pa. We are informed VAT is NOT payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Business Rates

Rateable Value of £7,600 The property may qualify for Small Business Rate Relief

Energy Performance Certificate

E (118)

Viewing

For further information or viewings, please contact the sole agent: Francois Neyerlin
Telephone: 0114 290 3300 Email: francois.neyerlin@smcbrownillvickers.com

Francois Neyerlin

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