



SMC
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To Let

Cafe / restaurant premises in Chesterfield available to let on new lease

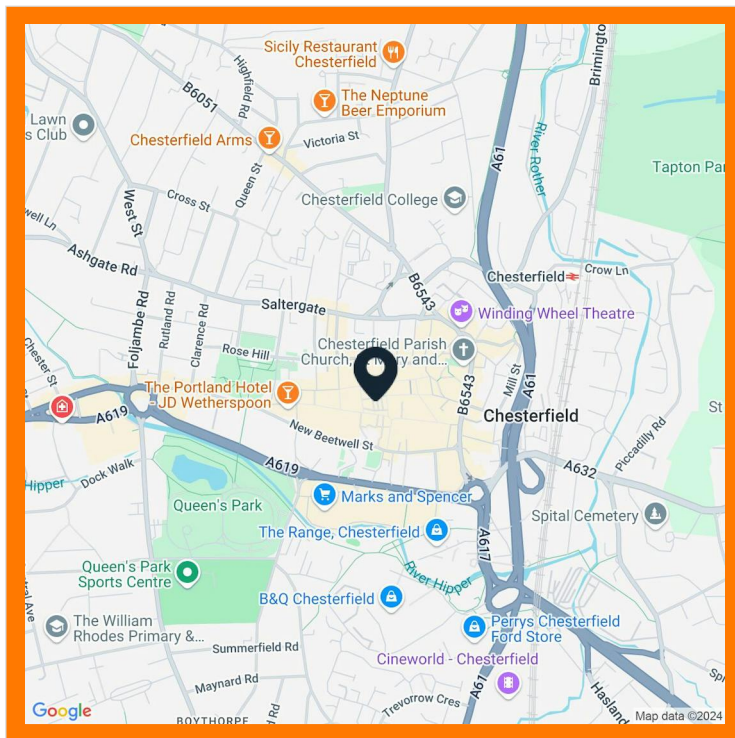
£19,500 per annum

4-6 Long Shambles (aka 5 The Shambles),
Chesterfield, S40 1PX

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- Ground floor restaurant / cafe premises
- Located on Long Shambles (The Shambles), in the heart of Chesterfield Town Centre
- Busy retailing location on pedestrianised area (off High Street)
- Most recently occupied as a vegetarian cafe - could be suitable for a variety of retail / restaurant / cafe uses
- Potential for outdoor seating
- Available on a new lease



Description

The property comprises a ground floor retail premises with a return frontage. The accommodation internally includes a ground floor sales sections with WC facilities, and kitchen / pantry areas. The property was most recently occupied by a vegetarian cafe and could be suitable for a similar cafe / restaurant use. There is also scope for outdoor seating (stc).

Location

The property is located fronting The Shambles, in the heart of Chesterfield Town Centre, between the Market and Packers Row, High Street and Low Pavement. Other occupiers in the area include Curious Goods, Bodyshop, Adorn Jewellers of Chesterfield, with many other national and local occupiers within a short walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales Area	772	71.72	Available
Ground - Kitchen & Pantry	193	17.93	Available
Total	965	89.65	

Rating Assessment

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

Address: 2 -6, Long Shambles, The Shambles, Chesterfield, Derbyshire, S40 1PX
Description: Shop and premises
Rateable Value: £19,500

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:
<https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

Planning

The premises are understood to have A3 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the local planning authority that their use is acceptable under these new change

Lease Terms

The property is available to let by way of a new lease for a term to be agreed.

Rent

£19,500 pa. We are informed VAT is NOT payable on the rent.

Service Charge & Management Charge

This is the expense in connection with the external repair and decoration and is apportioned on a fair proportion basis of the expense attributed to 4-6 Long Shambles (aka 5 The Shambles). The management charge is based upon 7.5% of the rent.

Business Rates

Rateable Value of £19,500

Energy Performance Certificate

Upon Enquiry

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