

Staveley, Chesterfield Road, S43 3RX

Prominent Retail Unit – TO LET



LOCATION

The property sits in a predominantly residential area on the outskirts of Staveley fronting onto Chesterfield Road. The property is adjoined by Tasty Bites takeaway.

The property is approximately 4 miles North-West of Chesterfield and 1 mile East of Staveley.

DESCRIPTION

The premises comprise a prominently positioned ground floor retail unit and car park. The unit is part of a larger development with a residential apartment above.

Internally the unit benefits from a suspended ceiling incorporating LED lights and is split between sales area and stores. WC facilities are provided.

The car park is to the front of the property.

ACCOMMODATION

The property comprises the following approximate areas.

Sales Area	129 sq m	1388 sq ft
Stores Area	62 sq m	667 sq ft
Total	191 sq m	2055 sq ft

Interested parties are advised to undertake their own measured survey.

TENURE

The property is available by way of lease assignment or sub-lease. The property is held on a lease for a term of 10 years expiring 11th April 2032. There is a rent review due 12th April 2027.

RENT

The current passing rent is £12,200 per annum.

SERVICE CHARGE

A Service Charge applies to cover the maintenance of common areas. The service charge is capped at £610 per annum plus VAT.

BUSINESS RATES

The Rateable Value is £17,250

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

C – 68, expires 12 March 2029.

VAT

All rents and charges may be subject to VAT in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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