

# Retail/Leisure Unit

8 High Street, Chesterfield, S40 1PS

Ground floor: 496m<sup>2</sup> (5,339ft<sup>2</sup>)



To Let



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0208 076 666

# Location



Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield, with a core catchment population of approximately 156,000.

The subject property fronts the busy Market Square (with markets every Monday, Thursday, Friday and Saturday), it is a fully pedestrianised location with strong footfall. **Tesco Express** are now open and trading next door. The immediate locality is occupied by national multiple retailers including **Primark**, **Boots**, **Santander**, **Clarks**, **Specsavers** and **McDonalds**.



## Accommodation

Forming part of the old M&S, which has been split to create 3 retail units. 8 High Street provides open plan accommodation at ground floor level in shell and core condition ready to be fitted out.

The property comprises the following approximate internal floor area:

	SQ M	SQ FT
Ground Floor	496	5,339

## Rent

Quoting rent £80,000 per annum exclusive

## VAT

VAT is applicable at the prevailing rate.

## Service Charge

Service charge is payable on an apportioned basis towards communal maintenance of the building. More details on request.



## Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

## Planning

Understood to be **Use Class E** – suitable for retail, office, café and restaurant uses.

## Rates

The property will require reassessment on occupation following reconfiguration of the building.

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

## EPC Rating

Available on request

## Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.

## Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

**Oliver Marshall**  
oliver@cited.co.uk  
07386 200076

**Rosie Civil**  
rosie@cited.co.uk  
07539 257338



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