

Retail/Leisure Unit

9 High Street, Chesterfield, S40 1PS

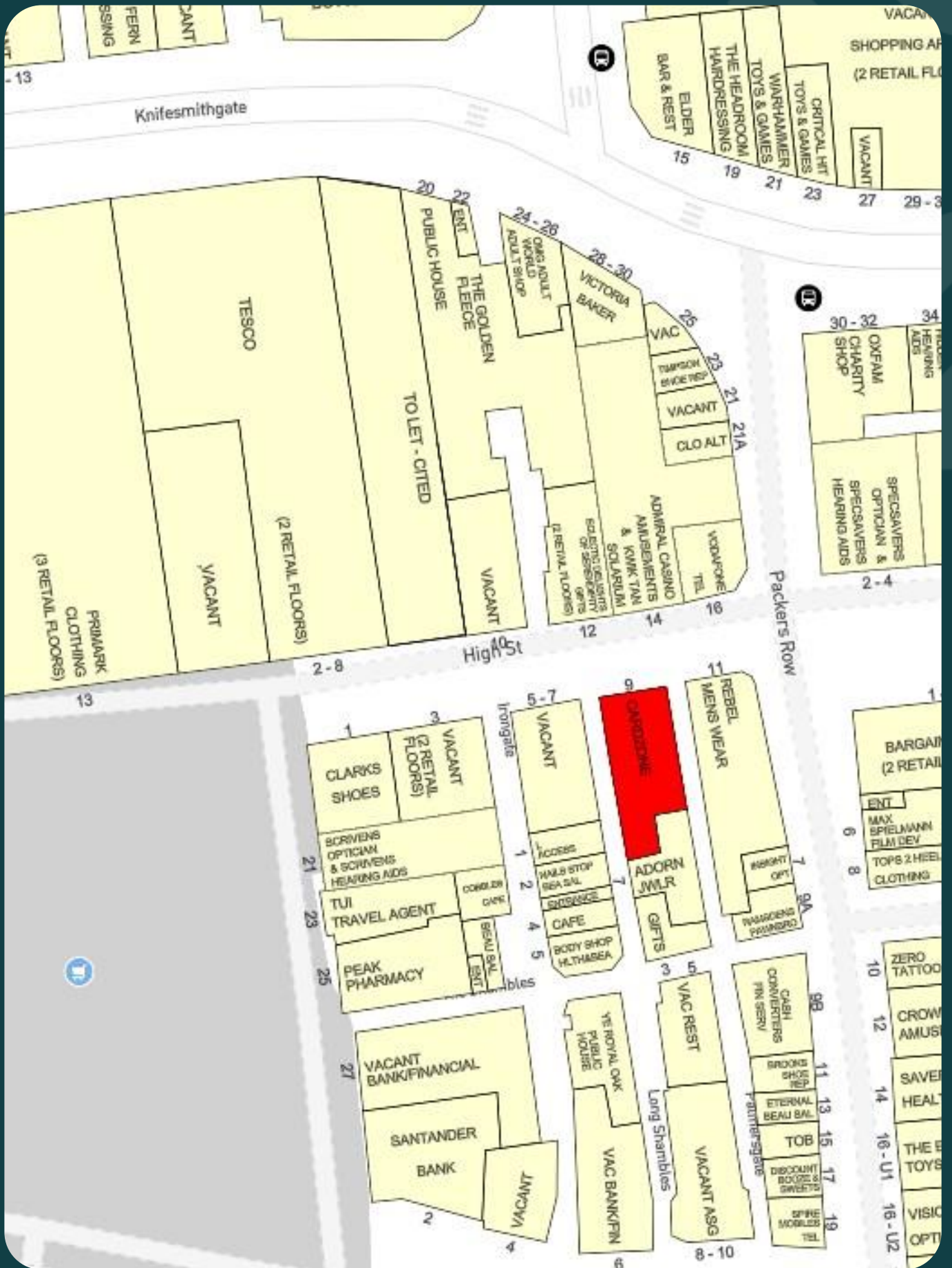
Ground floor sales: 110.27m² (1,185ft²)
Plus upper floor stores



To Let



cited.co.uk
0208 076 666



Location

The property occupies a prime retail position fronting onto the pedestrianised High Street in the centre of Chesterfield. This well-established retail pitch benefits from strong footfall.

High Street is home to several well-known occupiers including **Clarks, Vodaphone, Primark** and **Specsavers**. The busy Chesterfield Market Square is located a short walk away and hosts regular markets every Monday, Thursday, Friday and Saturday.

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

Accommodation

The property comprises the following approximate internal floor area:

	SQ FT	SQ M
Ground Floor	1,185	110.27
First Floor	978	90.86
Second Floor	818	75.99
Third Floor	570	52.95
Total	3,551	330.07

Rent

Quoting rent £25,000 per annum exclusive.

VAT is applicable at the prevailing rate.

Terms

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

Rates

The premises is assessed as follows:

Ratable Value: £43,750

UBR (2026/2027): 0.382

Rates Payable: £16,713

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

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

Each party to bear their own legal costs in relation to the transaction.

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:

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