

56 KNIFESMITHGATE CHESTERFIELD

S40 1RQ

Queensbury Financial Advisers

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*Freehold Shop - For Sale
Or alternatively To Let*

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LOCATION

Chesterfield is a busy market town, approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000 and is the 7th largest retail centre in the East Midlands.

Chesterfield is situated on the edge of the Peak District National Park and nearby local attractions include Chatsworth House and Bolsover Castle.

The town boasts excellent transport links, located close to junction 29 of the M1 and the A61 dual carriageway.

The property occupies a strong independent led retail location close to the town's inner ring Road, positioned at the junction of Knivesmithgate with Stephenson Street and Burlington Street.

The premises are located between Roy Peter Estare Agency and Queensbury Financial Advisors. Other nearby retailers include Greggs, Subway, Hidden Hearing, Oxfam, Pepe's Chicken and Martins World Travel. Independent retailers close by include a combination of coffee shops, beauty salons, barbers and bars.

The former bank premises opposite have recently been fitted out as The Bank Showbar.

Whilst neighboring streets are pedestrianised, Knivesmithgate is accessible to traffic and links to the principle public transport bus route for the Town Centre.

Retail Opportunity
FOR SALE



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FOR SALE

DESCRIPTION

The unit benefits from a fully glazed shop front. The property provides retail accommodation over ground and first floors, fully fitted as a former fashion boutique.

The sales area is open plan with an attractive feature sales staircase leading to the first floor.

WC and kitchen facilities are located at first floor level. The unit would suit a range of uses.

ACCOMMODATION

The property has the following approximate floor areas:-

	Sq.m	Sq.ft
Ground Floor Sales	45.62	491
1 st Floor Sales	37.16	400
1 st Floor Kitchen/Store	6.69	72
2 nd Floor Storage	51.93	559

Basement Storage - not measured

The premises are fully fitted as a ladies boutique, presented in a very good condition both internally and externally.



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FREEHOLD

The property is available freehold in the sum of £175,000 exclusive of VAT.

LEASE

Alternatively, the Landlord may consider letting the premises on a new FRI lease for a term to be agreed at a commencing rental of £16,500 per annum exclusive.

EPC

An EPC has been commissioned and is awaited.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £13,000.

For rates payable please refer to the Local Charging Authority, Chesterfield Borough Council - 01246 345345.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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