



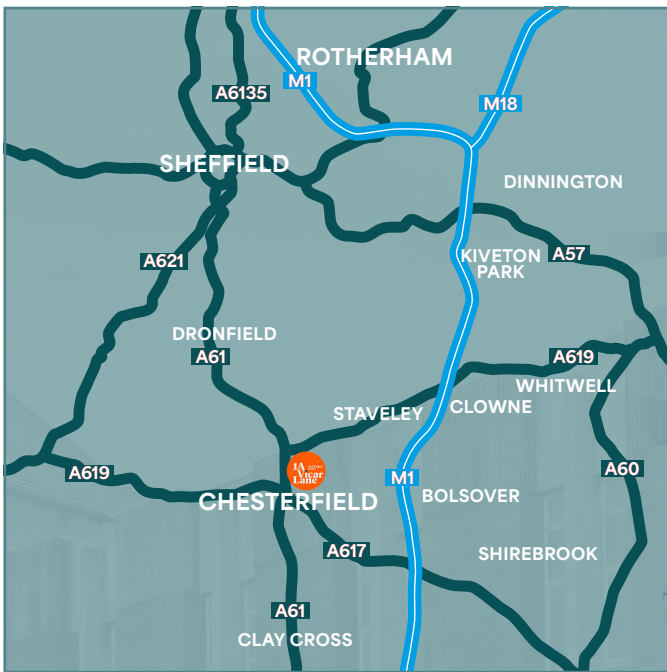
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**1A** CHESTERFIELD  
S40 1PY  
**Vicar Lane**

**Prime Refurbished Retail Units**  
1,512 sq ft – 15,642 sq ft



- Prime town centre location
- Prominent corner with return frontage
- Adjacent to Vicar Lane Shopping Centre, car park and the Open Market
- Four individual retail/leisure units from 1,512 sq ft
- Units can be combined with the basement and first floor to provide up to 15,642 sq ft
- Suitable for a range of retail and leisure uses
- Rear service yard



## Location

Chesterfield is an historic market town in Derbyshire, located approximately 24 miles north of Derby and 13 miles south of Sheffield. The town is centrally located in the UK and has an estimated retail catchment population of **284,064** persons within a **20 minute** drivetime.



OneBeyond



Holland & Barrett

TheWorks.co.uk

Waterstones

The Edinburgh Woollen Mill

NEW LOOK

Hays Travel



390 spaces

VICAR LANE SHOPPING CENTRE

BEEETWELL STREET

VICAR LANE

1A VICAR LANE

CHESTERFIELD S40 1PV

JOHN NICHOLAS

SOUTH STREET

T.H. BAKER

YORKSHIRE BUILDING SOCIETY

NERO

JACKSONS BAKERS

C.W. SELLORS

SUBWAY

McDonald's

No. 10 Bistro

FALCON YARD

THE PAVEMENTS SHOPPING CENTRE

LIBRARY

SPORTS DIRECT.COM

CENTRAL PAVEMENT

Iceland

Coffee#1

O<sub>2</sub>

PANDORA

Cardsdirect

Bonmarché

Superdrug

savers

Entertainer

shozone

COSTA

F.HINDS

H.SAMUEL

ROSSI

BETFRED



TSB

Santander

# Accommodation

The property has been comprehensively refurbished to provide four modern retail/leisure units in a prominent corner location in Chesterfield's prime retail area.

The units offer flexible accommodation and can be combined to create larger spaces. Further expansion may also be available into the lower ground and/or first floor, providing options up to 22,260 sq ft.

## Floor Area

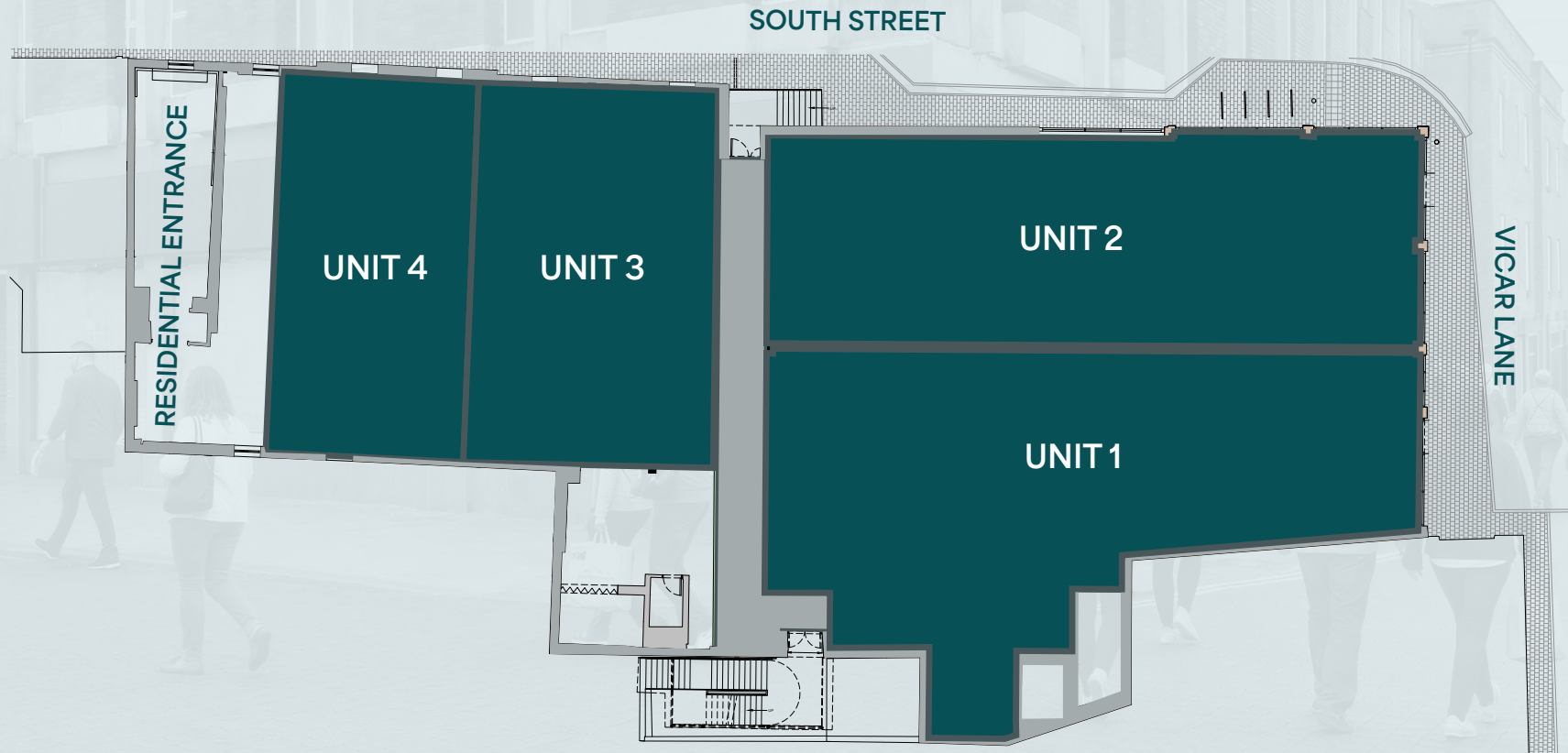
Unit	sq m	sq ft
1	331.09	3,563.82
2	278.72	3,000.11
3	271.07	2,917.77
4	141.09	1,518.68
Total	1,021.97	11,000.38

\*Additional lower ground floor accommodation available for unit 1 or combined units 1 and 2  
254 sq m/2,738 sq ft.

## Gross Frontage

Unit	m	ft
1	8.06	26.49
2	9.34	30.64
3	9.48	31.19
4	8.17	26.81

\*\* Additional First Floor floor accommodation available for unit 1 or combined units 1 and 2  
1,199 sq m/12,904 sq ft



## Terms

The units are available to let on new Full Repairing and Insuring leases on terms to be agreed. Further details are available from the sole agents.

## EPC

To be assessed upon completion of refurbishment works.

## Legal Costs

Each party is to be responsible for their own professional costs associated with this transaction.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide identification documents.

## Viewings

Strictly by appointment via the sole agents.



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