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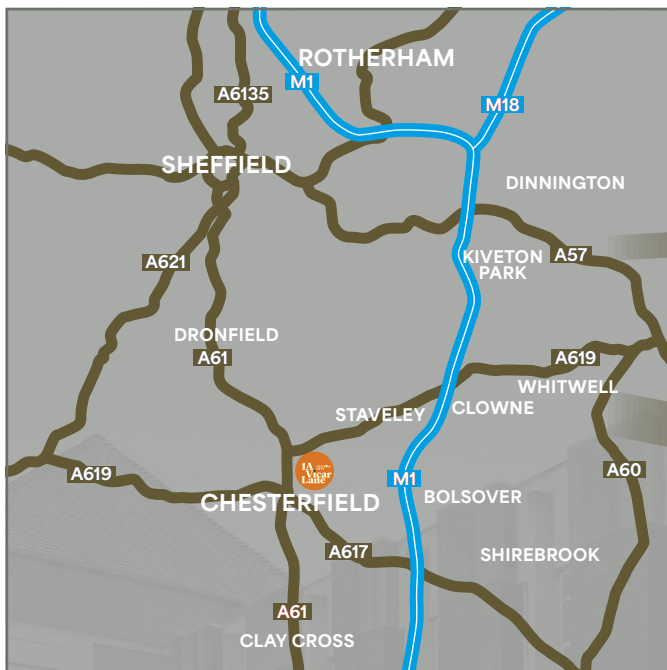


1A CHESTERFIELD
S40 1PY
**Vicar
Lane**

Prime Refurbished Retail Units
1,519 sq ft – 22,206 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 1,519 sq ft
- Units can be combined with the lower ground floor and first floor to provide up to 22,206 sq ft
- Suitable for a range of retail and leisure uses
- A substantial shared service yard of c. 623 sq m (c. 6,705 sq ft) is provided



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**.



CHESTERFIELD
RAIL STATION

CHESTERFIELD
PARISH
CHURCH

THE PAVEMENTS
SHOPPING ARCADE

VL
VICAR LANE
SHOPPING CENTRE

P

CHESTERFIELD
MARKET

CHESTERFIELD
MARKET HALL

P

CHESTERFIELD
COACH
STATION

SERVICE YARD

1A
VICAR
LANE

CHESTERFIELD
S40 1PY



VICAR LANE
SHOPPING CENTRE

OneBeyond

D
DEICHMANN

JD

Holland & Barrett

TheWorks.co.uk

W Waterstones

The Edinburgh Woollen Mill

NEW
LOOK

Hays Travel

3

P
390 spaces

BEETWELL STREET

SERVICE YARD

1A
Vicar Lane

No. 10
Bistro

FALCON YARD

T.H. BAKER

YORKSHIRE
BUILDING SOCIETY

**CLIFFE
ZERO**

JACKSONS
BAKERS

C.W. SELLORS
FINE JEWELLERY & LUXURY WATCHES

SUBWAY

M

THE PAVEMENTS
SHOPPING ARCADE

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DIRECT**
COM

LIBRARY

Iceland

Coffee#1

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PANDORA

Cardsdirect
MAKING PEOPLE SMILE

Bonmarché

Superdrug

F.HINDS
JEWELLERS SINCE 1784

H.SAMUEL
THE JEWELLER

ROSSI

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MAX

savers

eEntertainer
TheToyShop.com

VisionExpress

shoezone

COSTA

TSB

Santander

VICAR LANE

CENTRAL PAVEMENT

For indicative purposes only

Accommodation

The property has been comprehensively refurbished to provide four modern retail/leisure units in a prominent corner location in a prominent town-centre location adjoining Vicar Lane Shopping Centre.

The units offer flexible accommodation and can be combined to create larger spaces. A substantial shared service yard of c. 623 sq m (c. 6,705 sq ft) is provided to the rear, suitable for larger delivery vehicles, with unit access from both Vicar Lane and South Street.

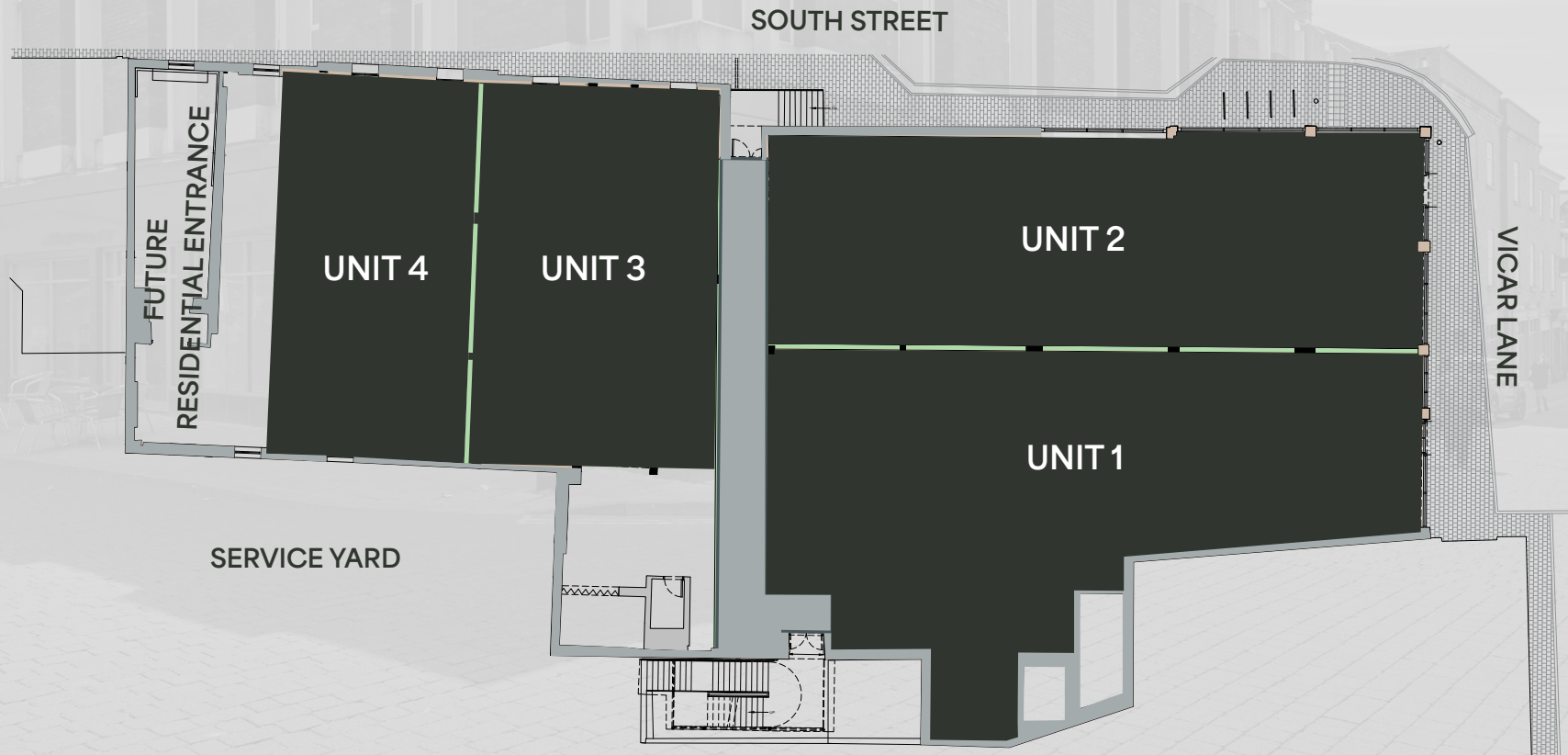
Floor Area

Unit	sq m	sq ft
1	331	3,564
2	279	3,000
3	271	2,918
4	141	1,519
Total	1,022	11,001

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

*The lower ground floor (254 sq m / 2,738 sq ft) and/or first floor (1,199 sq m / 12,904 sq ft) can be taken with Unit 1 alone, or with Units 1 and 2 combined. Taking Units 1 and 2 together with both additional floors provides 22,206 sq ft in total



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

The units have the following EPC ratings:
Unit 1 - B (34) Unit 2 - C (56)
Unit 3 - B (38) Unit 4 - B (34)
EPC certificates available on request.

Legal Costs

Each party is to be responsible for their own legal 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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