SMC Brownill Vickers

To Let

Ground Floor Retail in Chesterfield town centre

£18,750 per annum plus VAT

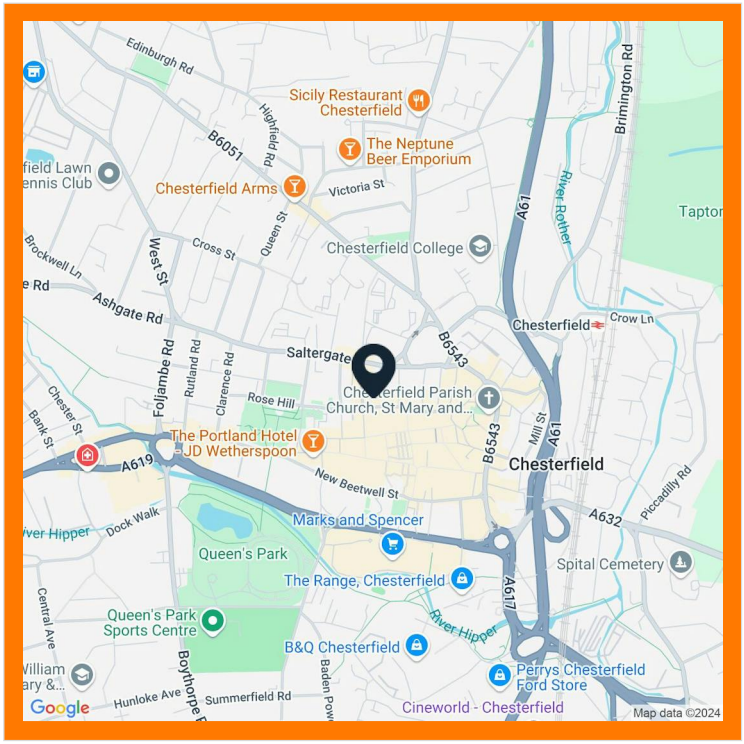
3 Knifesmithgate, Chesterfield, S40 1RF

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail unit available to let
- Located in Chesterfield town centre
- Most recently used a tattoo shop, but may be possible for a variety of retail, service, medical, & leisure uses (STP)
- Available on a new lease

SMC Brownill Vickers



Description

The property is a ground floor retail unit, offering a mainly open plan retailing area with treatment rooms and rear storage. There is potential vehicular access down the side of the building for loading. The property has most recently been used for tattoo shop use, although could be suitable for a variety of retail, leisure, medical uses.

Location

The property is located with frontage to Knifesmitgate in Chesterfield town centre. The property is close to a wide variety shops, pubs, restaurants and amenities. Nearby occupiers include Premier Inn Hotel, Primark, Odyssey Greek restaurant, Lloyds bank, Bottle and Thyme, and various others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,200	204.39
Total	**2,200**	**204.39**

Rateable Value

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 3, Knifesmithgate, Chesterfield, Derbyshire, S40 1RF
Description: Shop and Premises
Rateable Value: £37,250

Please note Retail, hospitality and leisure relief may be available. There is a 75% discount relief available on business rates bills for the 2024 to 2025 billing year (1 April 2024 to 31 March 2025). The most you can get in relief each billing year is £110,000 per business.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available on a new lease on terms to be agreed. The landlord is willing to offer 1/2 rent in the 1st year as an incentive for the right tenant.

Rent

£18,750 pa. VAT will be payable on the rent. The landlord is willing to offer 1/2 rent in the 1st year as an incentive for the right tenant.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant

Business Rates

Rateable Value of £37,250

Energy Performance Certificate

D (89)

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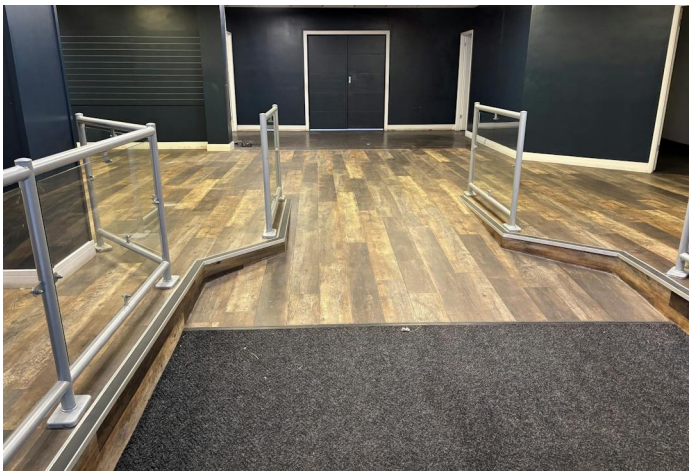
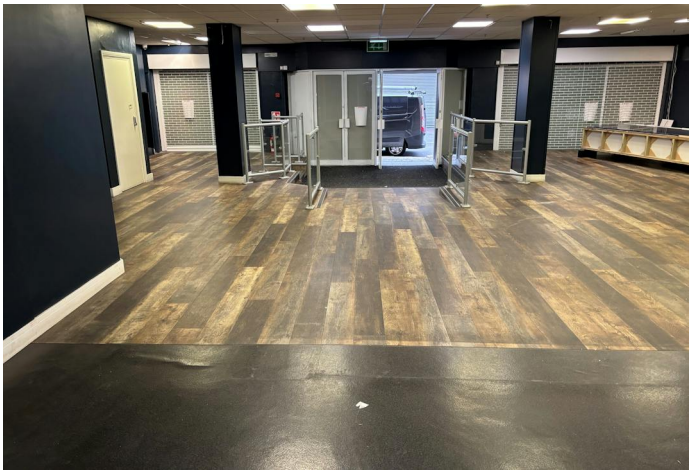
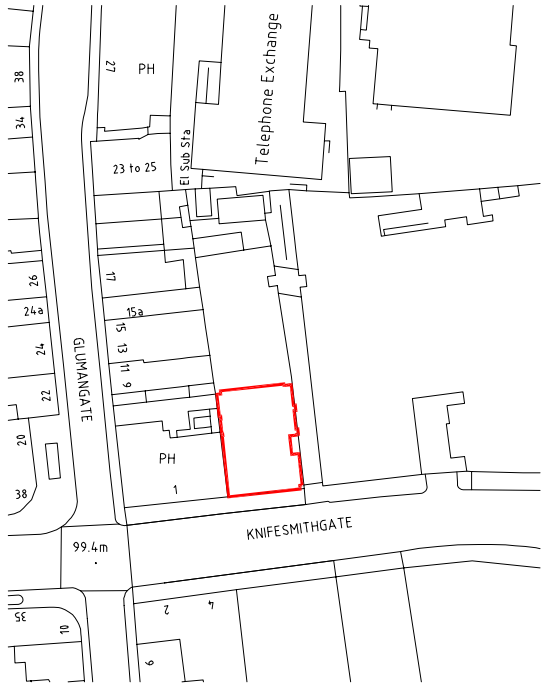


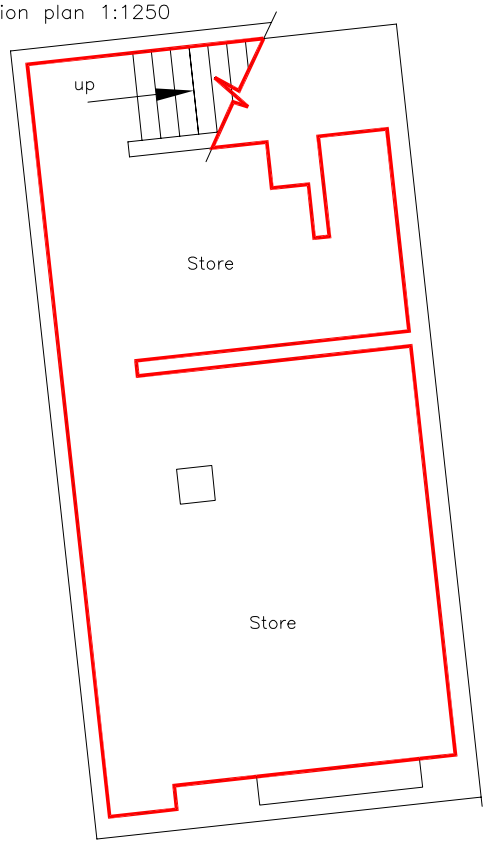


PIERCE Art

RevNo	Revision note	Date	Signature	Checked



Location plan 1:1250



Basement plan 1:100

N

Colouring / Legend

Red line denotes new lease

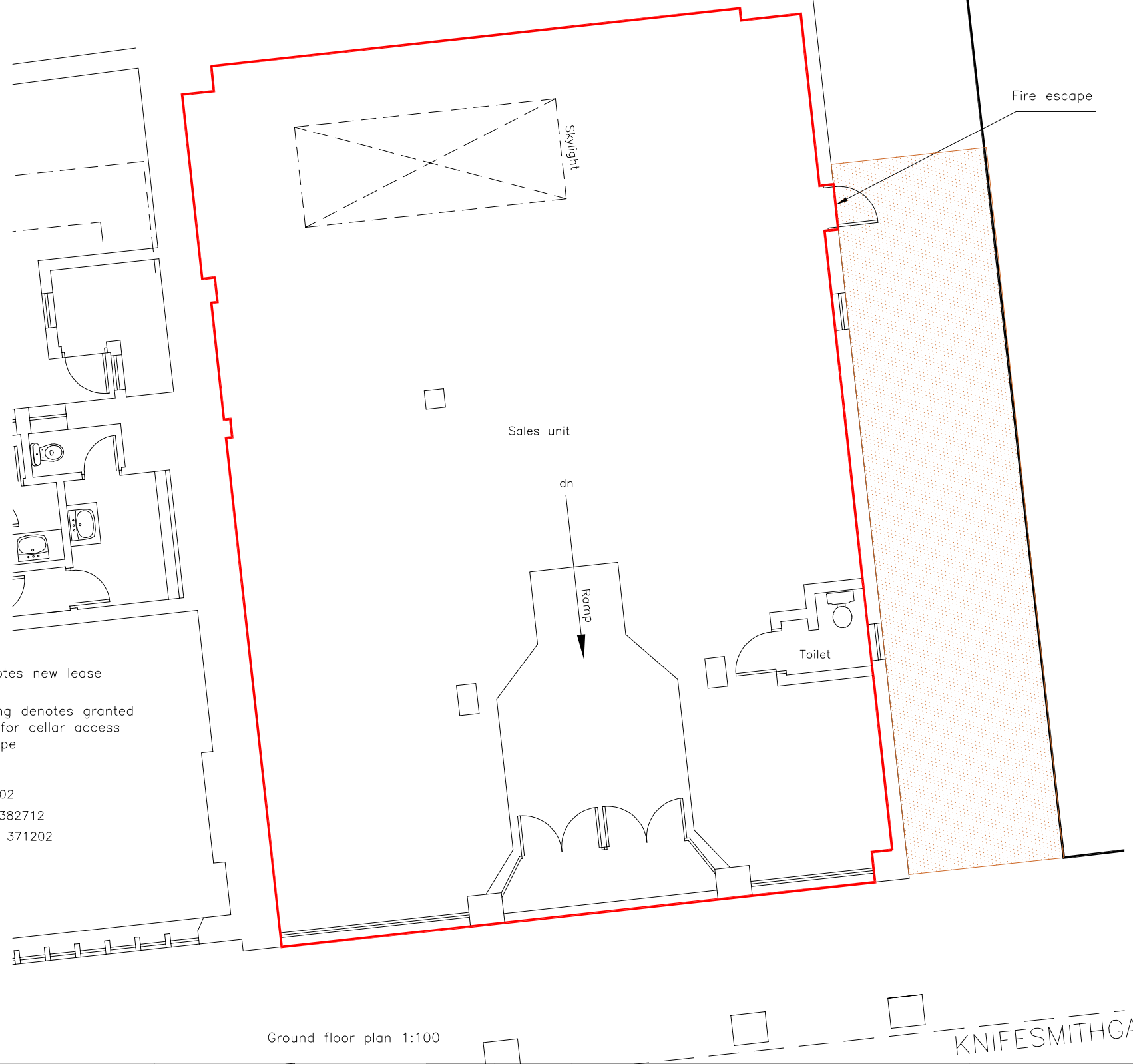
Brown hatching denotes granted right of way for cellar access and fire escape

Location Details

Grid Reference SK 38224 71202

Grid Reference (6 figure) SK382712

Easting – 438224 Northing – 371202



Ground floor plan 1:100

Leica TCR705 / Leica Geo Office Tools		Example
Point ID	Position or point measured	12
Coordinates	Values given to relate to the OS grid (if required)	98.456;116.415
Height	Value given above sea level (if required)	100.032
Stations	Specific control points within data capture	STN A
Code prop	Name specific to a point which is recognised when processing	BRICK W

The survey is carried out to an arbitrary grid and datum unless otherwise specified

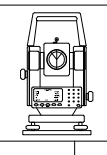
ROWLEY SURVEYING

TOPOGRAPHICAL SURVEYS & BUILDING MEASUREMENT

Itemref	Quantity	Title/Name, designation, material, dimension etc		Article No./Reference	
Surveyed by TIM-ROWLEY	Checked by TIM-ROWLEY	Approved by - date TIM-ROWLEY	File name KNIFESMITH	Date NOVEMBER_2018	Scale 1:100/1:1250

12 Forge Road
Wales
Sheffield
S26 5RS
07594 093398

Land Registry Plans
Topographical
Building Measurement
SUAV Images
PfCO CAA Approved



3/13_KNIFESMITHGATE_CHESTERFIELD
DERBYSHIRE

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