

SMC
Brownill
Vickers

To Let



TOWN CENTRE GROUND FLOOR SHOP

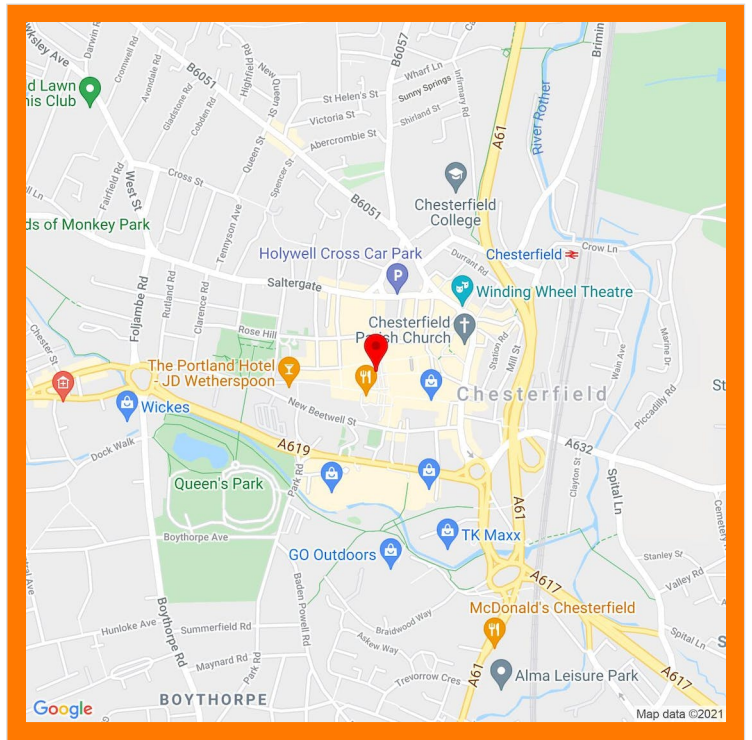
£7,950 per annum

4 Irongate, Chesterfield, S40 1PT

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- High pedestrian footfall area in Chesterfield town centre
- Busy retailing location on pedestrianised Irongate (off High Street)
- Historic A1 retail use, now E class planning consent (allows A1, A2, A3, B1 & D1 Uses)
- Nearby occupiers include; Marks & Spencer, Primark, Halifax, Bodyshop, amongst many more
- Small business rate relief should be available for ingoing tenants



Description

The available accommodation comprises a ground floor sales area with window frontage / access onto Irongate. The shop frontage is approximately 3.99m. The property has been most recently occupied by a lingerie retailer. There is a WC and kitchenette located to the rear of the property. The property includes shop window frontage, laminate flooring, suspended ceiling and inset lighting.

Location

The property is situated in a busy retail location on Irongate in Chesterfield town centre. Irongate can be accessed off High Street, Packers Row, Central Pavement or Market Place. Nearby national occupiers include Primark, Bodyshop, Halifax amongst many others. Other traders on Irongate include Bodyshop, Cobbles Cafe, TwelfthCraft and a Nail shop.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Sales Area	282	26.20
Total	282	26.20

Viewings

For further information or viewings, please contact the sole agent:
 Francois Neyerlin
 Telephone: 0114 290 3300
 Email: francois.neyerlin@smcbrownillvickers.com

Rateable Vale

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 4, Irongate, Chesterfield, Derbyshire, S40 1PT
 Description: Shop and premises
 Rateable Value: £7,600

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£7,950 pa. We are informed VAT is NOT payable on the rent.

Rent Deposit

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

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (I18)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information.

Francois Neyerlin
 0114 281 2183
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