

1A Vicar Lane

Chesterfield, S40 1PY



TO LET

34,165 SQ FT
(3,174.03 SQ M)

RENT ON APPLICATION

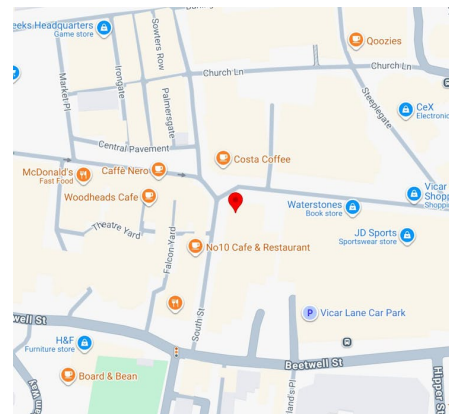
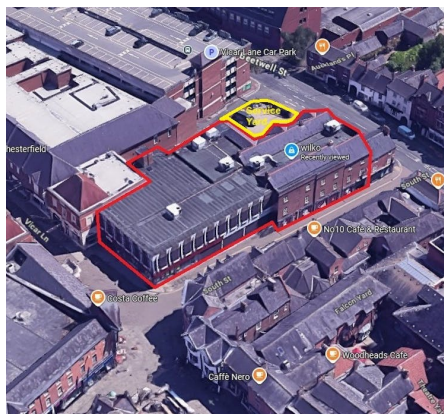
Former Wilko's
Department Store

- Prime Town Centre Location
- Prominent Corner with Return Frontage
- Suitable for a Variety of Retail/Leisure Uses (STP)
- Lift & Escalators
- Rear Service Yard
- Capable of Subdivision

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	34,165 sq ft / 3,174.03 sq m
Rent	Rent on application
Rates Payable	£88,800 per annum Interested parties are advised to verify this information with the Local Rating Authority
EPC	D (80)

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.

The property is situated in the heart of the town centre, occupying a prominent corner position adjoining the Vicar Lane Shopping Centre. Nearby occupiers include H&M, Waterstones, Superdrug, New Look, Holland & Barrett, Costa, Pandora and JD Sports. The town's principal multi-storey car park, providing 390 spaces, is located nearby.

Description

The property comprises a two storey building arranged over ground, basement and first floors. There are escalators and passenger lifts serving the ground and first floors and the basement/lower ground floor provides offices, WC's and useful storage. The shop's primary entrance is on Vicar Lane but there is also an additional entrance on South Street. The property loads from a rear service yard accessed off Beetwell Street.

Accommodation

The accommodation comprises the following gross internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	12,718	1,181.54
1st	Sales	12,904	1,198.82
Lower Ground	Ancillary	8,543	793.67
Total		34,165	3,174.03

Terms

The property is available to let as a whole or part on terms to be agreed. Further details are available from the sole agents.

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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