

**SHOPPING CENTRE PROPERTY / CLASS E****Unit 3, Steeplegate Vicar Lane Shopping Centre, Chesterfield S40 1SA****Rent: On application****Ground Floor Area****667 Sq ft / 62 Sq M****TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob: 07885 127366****Email: [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)****Kiera McLaughlin****Mob: 07591 835776****Email: [kiera@barkerproudlove.co.uk](mailto:kiera@barkerproudlove.co.uk)****Mark Proudlove****Mob: 07808 479310****Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**

**Location:**

Vicar Lane Shopping Centre is located in the heart of Chesterfield town centre, positioned between the famous Crooked spire and the markets, providing prime retail accommodation located along Steeplegate and Vicar Lane. Chesterfield is home to one of the largest open air markets in the UK.

The subject property occupies a corner of Steeplegate which is located amongst a range of high quality independent businesses as well as F Hinds, Iceland and CEX. One of the town's principal car parks providing 390 spaces in a multi-storey car park is situated close by to the subject property.

**Accommodation:**

The premises are arranged over ground and first floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	667	62
First Floor	693	64.5

**Rent:**

Upon application.

**Tenure:**

A new lease is available for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £20,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £7,548

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

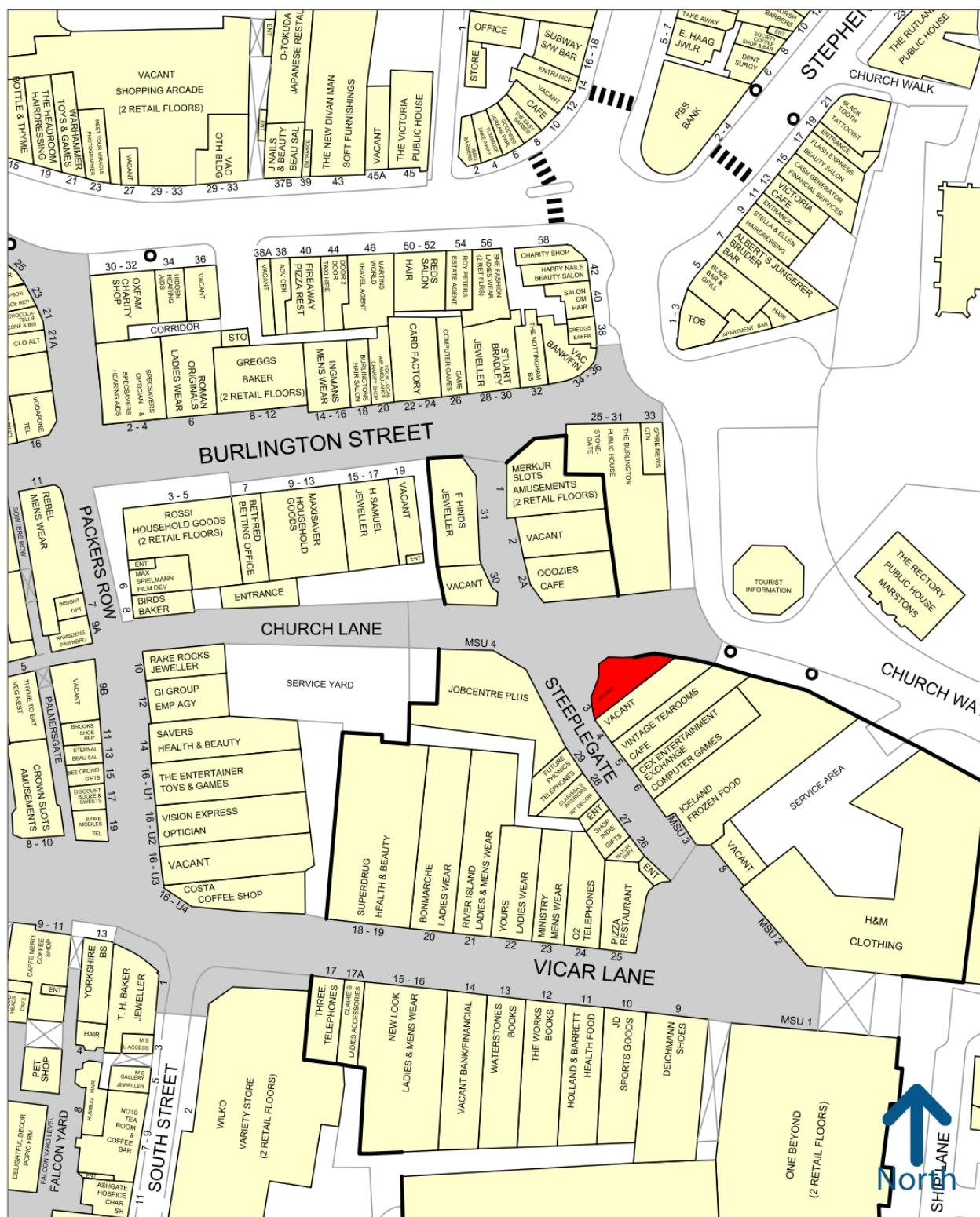
May 2023

Subject to Contract

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Chesterfield



50 metres

Experian Goad Plan Created: 10/11/2022

Created By: Barker Proudlove Ltd