

# To Let - Under Offer



## Chesterfield

MSU1, Vicar Lane Shopping Centre, S4 1PY

Ground Floor: 17,452 sq ft (1,621 sq m)  
Rent on Application

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**Location & Description:**

- **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 is located in a prime location in the shopping centre. The space directly faces the large media screen and can be directly accessed from the multi-storey car park.**
  - **This car park provides 390 spaces for visitors and shoppers. Neighbours include Deichmann, JD Sports, Pizza Pi and H&M.**
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**Demise:**

Ground Floor Area 17,452 sq ft (1,621 sq m)

First Floor Area 17,405 sq ft (1,617 sq m)

Basement Area 7,643 sq ft (710 sq m)

The premises have the ability to be split to cater for various size requirements including one large first floor occupier. Further details can be provided on request.

**Rent:**

Available upon request.

**Lease:**

A new lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £92,547.45.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £159,000.

**Date Prepared:**

May 2025

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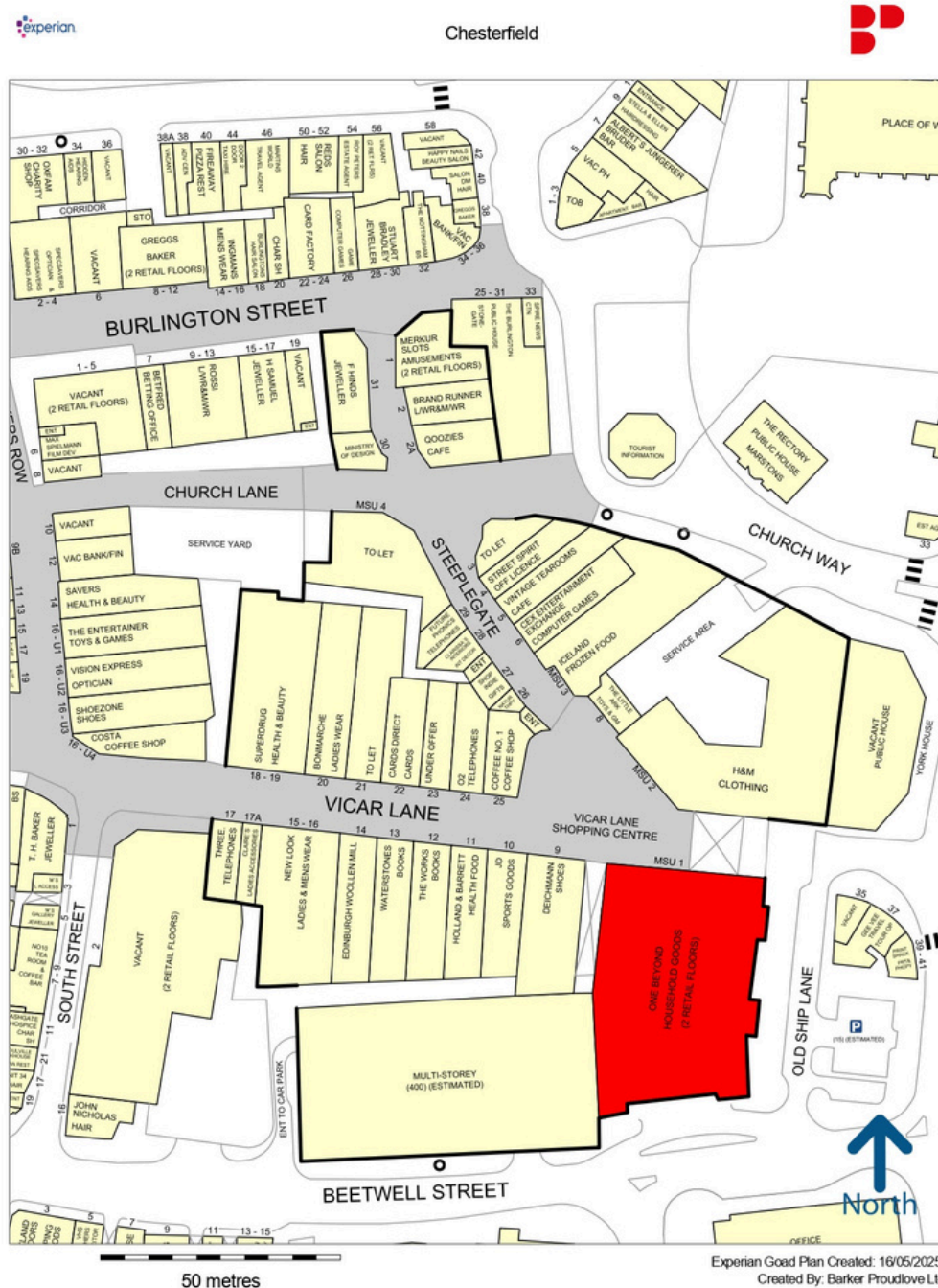
**Joint Agent:**

**Cited**

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