

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

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.**
-

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

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk

Mark Proudlove

07808 479310

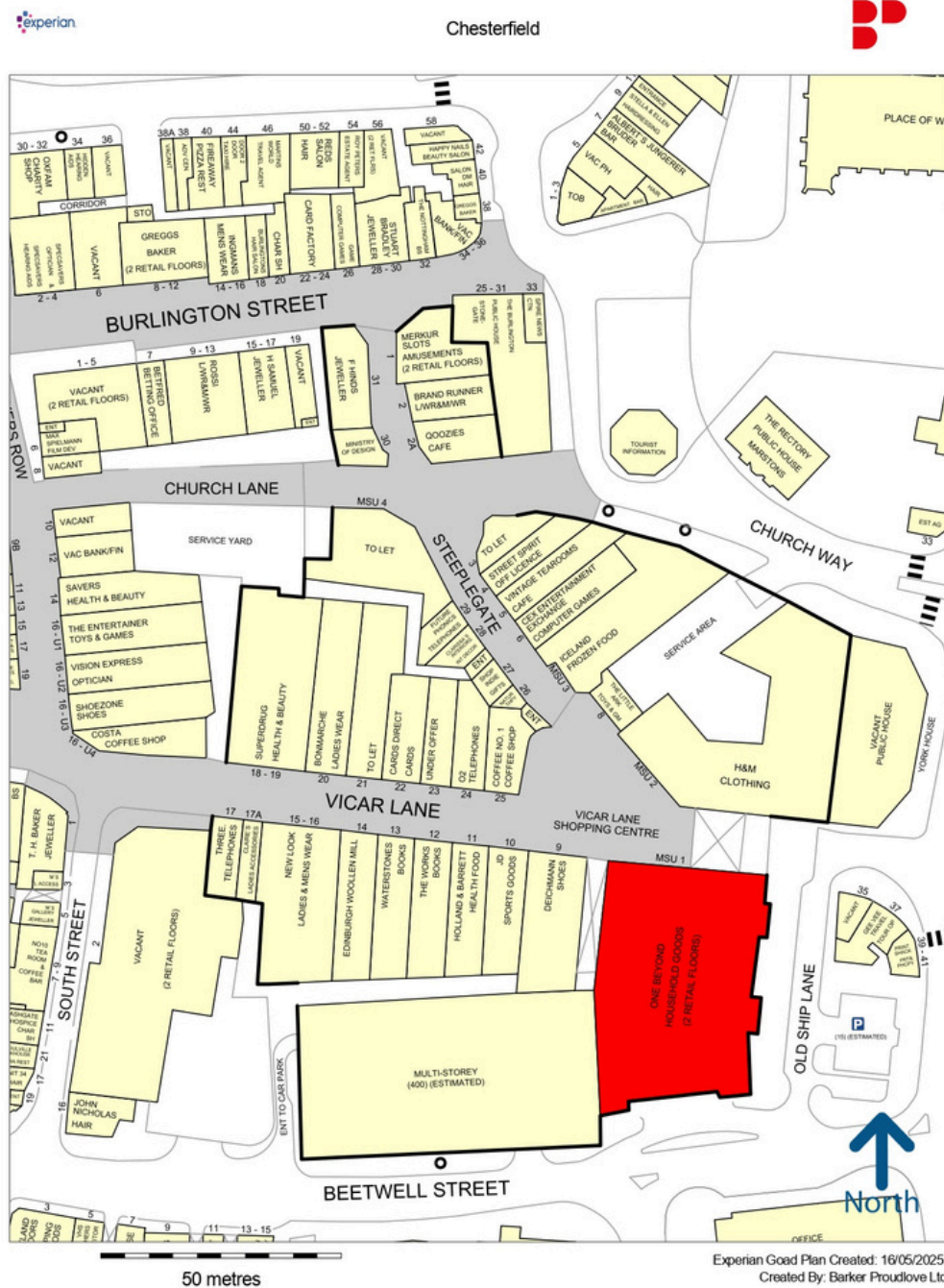
mark@barkerproudlove.co.uk

Joint Agent:

Cited

Rob Gittens

07721 127212



Copyright and confidentiality Experian, 2024. © Crown
copyright and database rights 2024. OS AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.