



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E
2 Stephenson Place, Chesterfield, S40 1XL



Price: Offers in the region of £350,000
Ground Floor Area
2,068 Sq ft / 192 Sq M

**FOR
SALE**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

The subject property is situated in Chesterfield, a large market town located in North Derbyshire approximately 10 miles South of Sheffield and 25 miles North of Derby. It is well served by road links being 5 miles from the M1 to the East.

The subject property is located in a strong independent led retail location in the north-eastern section of the retail core close to the towns inner ring road. It occupies a prominent end terrace corner location and is surrounded by independent retailers ranging from bars and coffee shops through to barbers and nail bars, with a small number of regional and national operators such as Boyes discount department store and Subway.

The property is a 2 storey building plus basement which dates from 1907 and benefits from two entrances. The ground floor comprises of an impressive banking hall in the majority with ornate ceilings, together with a number of small offices and disabled W.C. The first floor comprises one large office, W.C.s and a kitchen with the basement providing ancillary storage, strong room and boiler room.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,068	192.10
Basement	1,915	177.90
First Floor	2,002	186.00

Price:

Offers in the region of £350,000.

Tenure:

Freehold.

Business Rates:

The premises currently has a Rateable Value of £30,750. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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

EPC:

Energy Performance Asset Rating is TBC.

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.

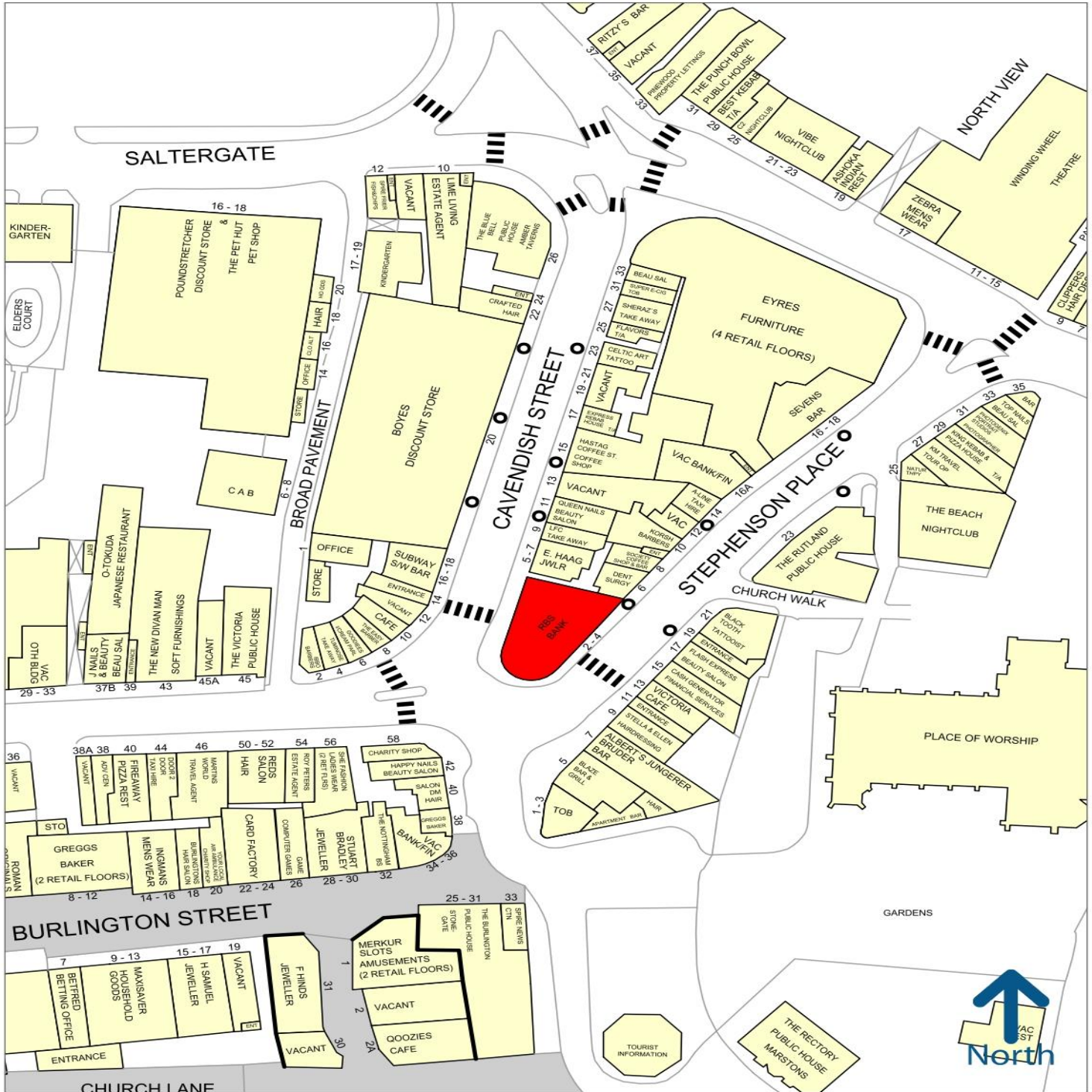
Date prepared:

May 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction



Chesterfield



50 metres

Experian Goad Plan Created: 16/05/2022
Created By: Barker Proudlove Ltd



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