

To Let



Chesterfield

Unit MSU4, 7 Steeplegate, Vicar Lane Shopping Centre

Ground Floor: 15,548 sq ft (1,444 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 occupies a prime position on Steeplegate which is comfortably located amongst a range of high quality independent businesses as well as F Hinds, H&M Clothing 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.
-

Demise:

Ground Floor Sales 15,548 sq ft (1,444 sq m)

First Floor 11,874 sq ft (1,103 sq m)

Rent:

Available upon request.

Lease:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £71,220.09.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £262,500.

Date Prepared:

January 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

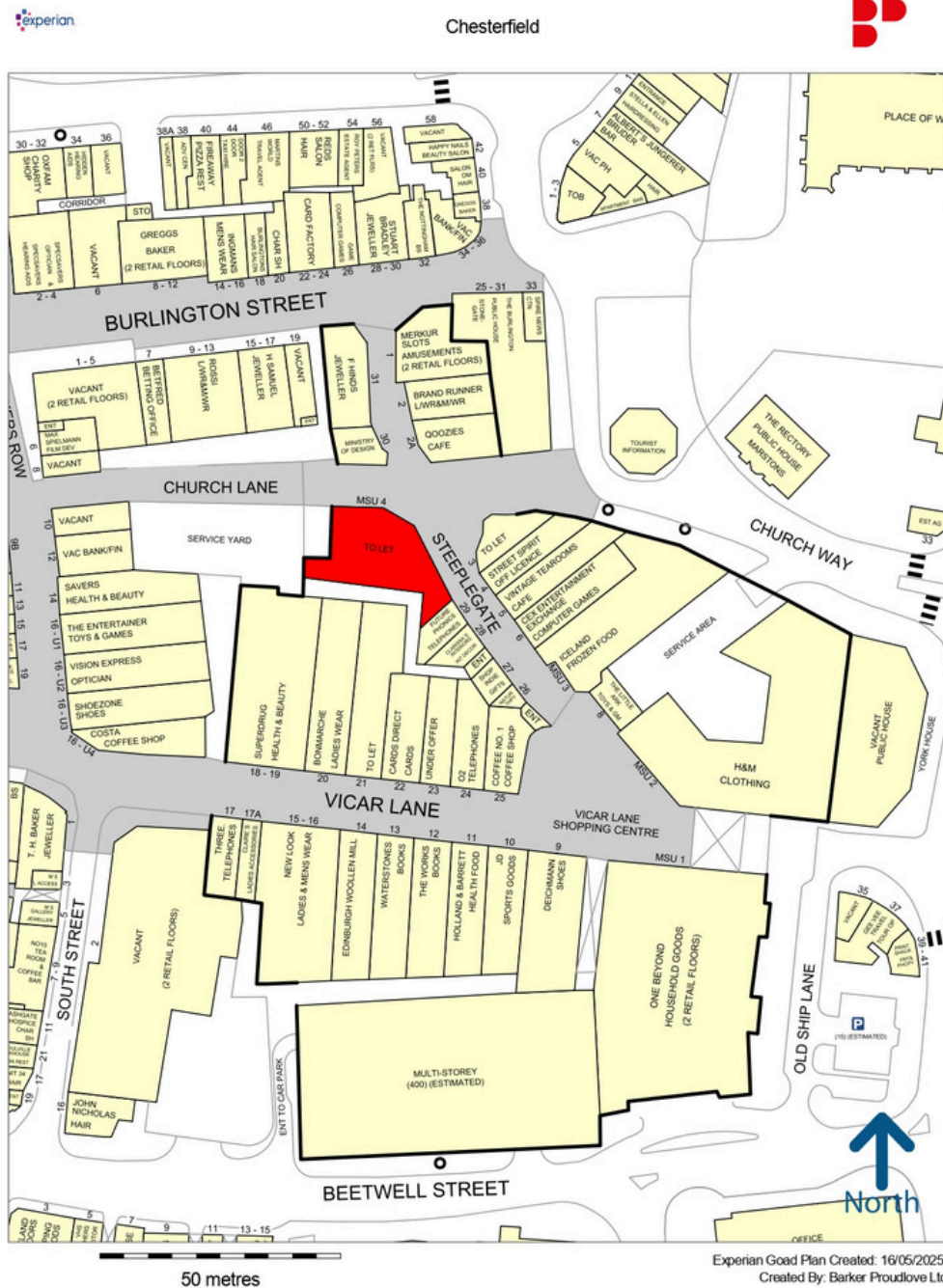
mark@barkerproudlove.co.uk

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.