

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 13 Vicar Lane Vicar Lane Shopping Centre, Chesterfield S40 1PY



Rent: On application

Ground Floor Area

2,323 Sq ft / 216 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Location:

Vicar Lane Shopping Centre is at the heart of Chesterfield town centre, which is home to the iconic Crooked Spire and one of the largest open air markets in the UK. This unit is located in a prime position on Vicar Lane and neighbours include River Island, JD, Deichmann, The Works and Yorkshire Bank.

Other nearby occupiers include H&M, New Look, Superdrug and various local independents. There is also a 390 space multi-storey car park which is the popular choice amongst shoppers.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	2,323	215.8
First Floor	1,334	123.9

Rent:

Upon application.

Tenure:

Subject to securing formal vacant possession, the premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

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:

June 2020

Subject to Contract

Without Prejudice

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. June 2020

