

**SHOPPING CENTRE PROPERTY / CLASS E**

Unit 7/8, Steeplegate Vicar Lane Shopping Centre, Chesterfield S40 1SA



**Rent: On application**  
**Ground Floor Area**  
629 Sq ft / 58 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

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 position of Vicar Lane amongst various independent businesses and retailing names such as H&M, Iceland Foods and CEX. One of the town's principal car parks providing 390 spaces in a multi-storey car park is located extremely close by to the subject property.

**Accommodation:**

The premises are arranged over ground floor only.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Area	629	58.43

**Rent:**

Upon Application.

**Tenure:**

A new lease is available for a term to be agreed.

**Business Rates:**

The premises currently has a Rateable Value of £36,250. 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. This will then be followed by a reduction to 50% rates relief from 1st April 2022 for 12 months.

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £2,474.95

**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:**

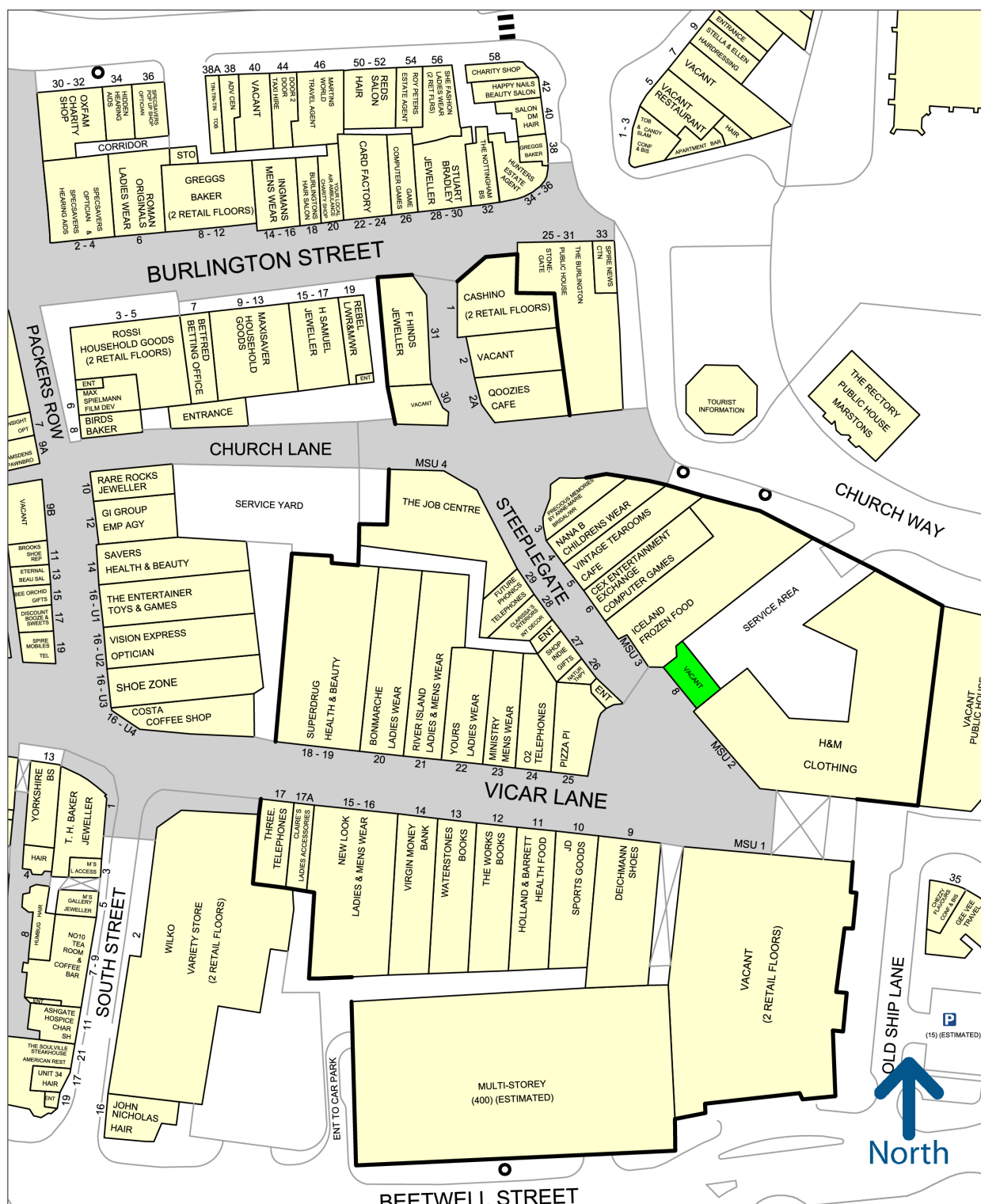
March 2022

Subject to Contract

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Chesterfield



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Created By: Barker Proudlove Ltd