

## SHOPPING CENTRE PROPERTY / CLASS E

MSU1 Vicar Lane Shopping Centre, Chesterfield S40 1PY

**Rent: On application****Total Area**

42,500 Sq ft / 3,948 Sq M

**UNDER  
OFFER****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 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.

**Accommodation:**

The sales accommodation is arranged over ground and first floors, with basement servicing and storage area. 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.

| <b>Demise:</b>    | <b>Sq Ft</b> | <b>Sq M</b> |
|-------------------|--------------|-------------|
| Ground Floor Area | 17452        | 1621        |
| First Floor Area  | 17405        | 1617        |
| Basement Area     | 7643         | 710         |

**Rent:**

Upon Application.

**Tenure:**

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

**Business Rates:**

The premises currently has a Rateable Value of £159,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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](http://www.gov.uk).

**Service Charge:**

The on-account service charge for the year 2023 stands at approximately £92,547.45.

**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:**

May 2023

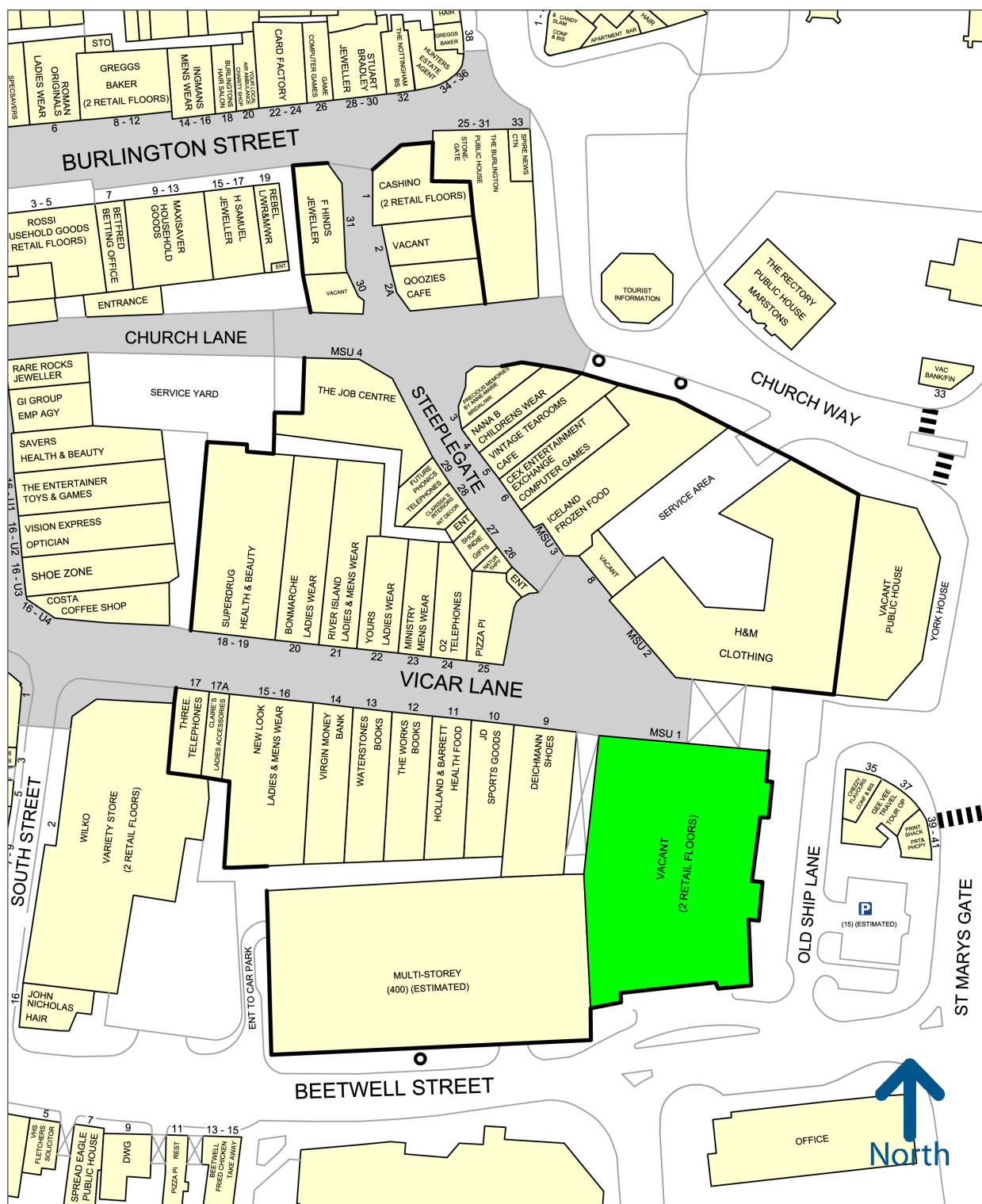
Subject to Contract

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Chesterfield



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