

SHOPPING CENTRE PROPERTY / CLASS A3

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



barkerproudlove
retail property consultants

Rent: On application

Ground Floor Area

1,335 Sq ft / 124 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 occupies a prime corner location with frontages on Steeplegate and Burlington Street. Chesterfield College is in close proximity where there are approximately 2,500 full time students studying. Burlington Street is used as the main thoroughfare from the College to the town centre. Also in close proximity is Chesterfield Train Station.

Accommodation:

The unit is currently fully fitted as a restaurant and has an existing A3 use consent.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1335	124.1
First Floor Ancillary	922	85.7

Rent:

Upon application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed. Flexible/Pop Up Leases Considered

Business Rates:

The unit has a 2017 rateable value assessment of £58,500.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £9,572.

EPC:

Energy Performance Asset Rating - C

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:

February 2020

Subject to Contract

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