

**SHOPPING CENTRE PROPERTY / CLASS A1****Unit 25 Vicar Lane Vicar Lane Shopping Centre, Chesterfield S40 1PY****Rent: On application****Ground Floor Area****1,665 Sq ft / 155 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob: 07808 479310****Email: [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)****Jessica Swain****Mob: 07885 127366****Email: [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)**

**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 on Vicar Lane and Steeplegate.

One of the town's principal car parks providing 390 spaces in a multi-storey car park is situated opposite the subject property.

**Accommodation:**

The premises are arranged over ground and first floors. Potential for large external seating area, subject to consents.

A huge media digital screen is positioned on the first floor St James Square return, providing a real focal point for shoppers.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1665	154.7
First Floor	1200	111.5

**Rent:**

Upon application.

**Tenure:**

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

**Business Rates:**

The unit has a 2017 rateable value assessment of £77,000.

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

**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:**

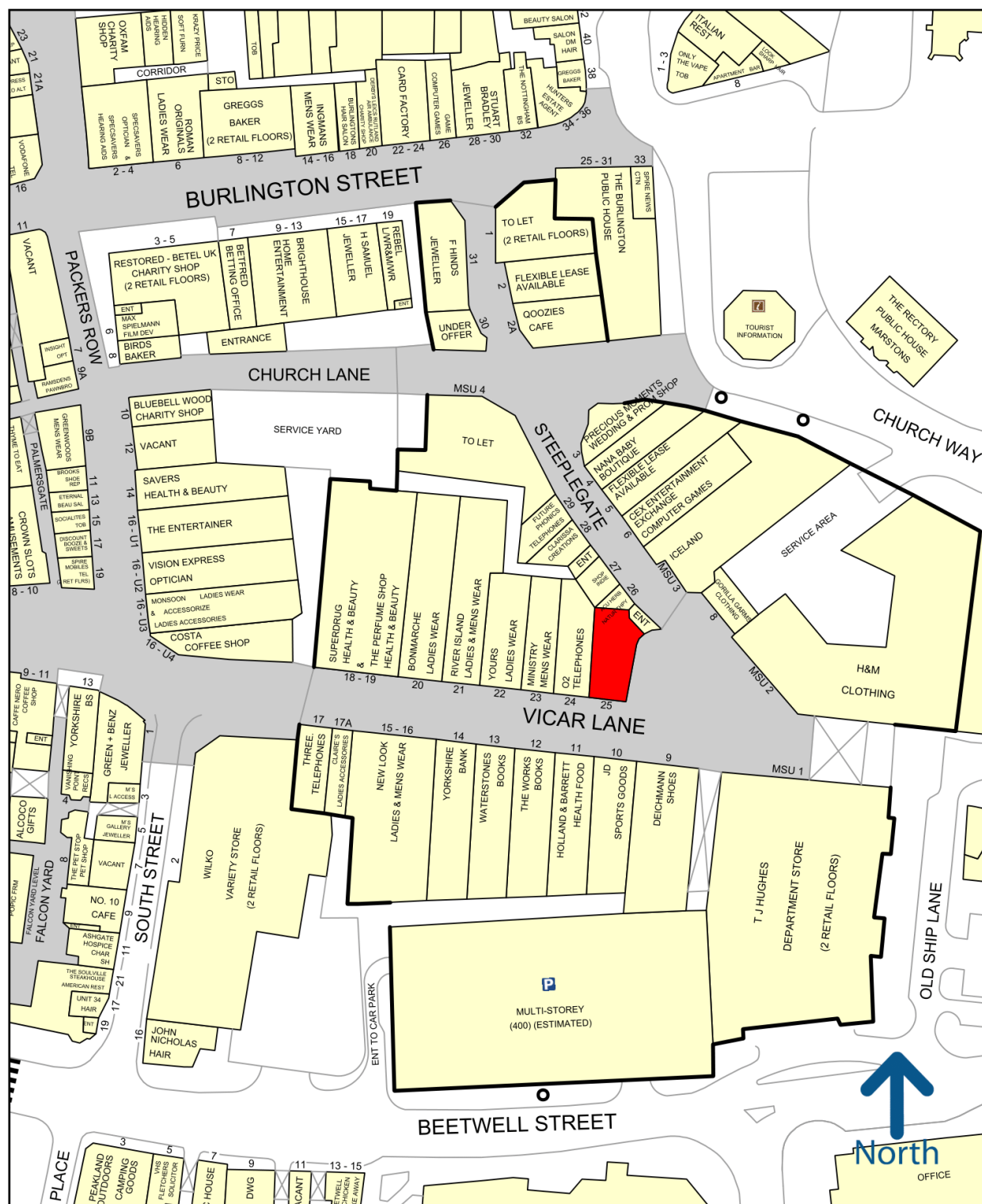
February 2020

Subject to Contract

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## Chesterfield



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