



Prominent Town Centre Retail Unit Size 1,690 sq ft (157 sq m)

- Prominent Corner Retail Unit
- Located in the Pedestrianised Town Centre
- First Floor Storage/Office Space

Prominent Town Centre Retail Unit – To Let

Size 1,690 sq ft (157 sq m)

Location

The property is located on Packer's Row which is one of the pedestrianised retail parades in Chesterfield Town Centre. The property is located a short walk from Chesterfield Market, with easy access to car parking in the local vicinity. The property benefits from a prominent corner position on Packers Row with the adjacent Church Lane, which provides access for deliveries and loading.

Description

The unit comprises a ground floor retail unit with first floor ancillary storage space. The units benefit from a small kitchenette, WC's and small office at first floor. Along with a larger stock room at first floor. The unit benefits from loading access to the rear via Church Lane. The unit benefits from the following specification:

- LED Lighting
- WC and Kitchen Facilities
- CCTV system and Security Roller Shutter
- Air conditioning
- Speaker system

Accommodation

We have measured the unit to have the following Net Internal Area: -

Area	Sq M	Sq Ft
Ground floor	72.69	782
First floor	84.38	908
Total	157.07	1,690

The unit has a ITZA floor area of 620 sq ft

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The property is available on new lease terms to be agreed. Quoting rent is **£22,500 per annum**.



EPC Rating

This is available upon request.

Further Information

For further information please contact the below.

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Date of Particulars

November 2019



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