



TO LET Retail / Showroom / Office Unit 10,467 Sq Ft (972.38 Sq M)

- UNDER FULL REFURBISHMENT
- Dedicated Yard & Parking Provision
- Highly Visible from A61

TO LET Retail / Showroom / Office Unit

10,467 Sq Ft (972.38 Sq M)

Location

The property is situated on Pottery Lane West, just off Sheffield Road, to the north of Chesterfield town centre. The immediate area comprises a mix of retail, trade counter, and industrial occupiers, creating an established destination for both trade and retail customers. The property also benefits from excellent visibility from the A61, providing strong passing traffic.

Sheffield Road is a well-established retail and commercial thoroughfare, home to a variety of national and independent occupiers, including, Lidl, Asda, Toolstation, and a number of motor dealerships and specialist retailers. The nearby Glass Yard development provides additional food, drink and leisure amenities, while Chesterfield Football Club is also located close by. This mix of occupiers and amenities enhances the area's appeal for businesses seeking a visible trading location with convenient access to a broad customer base.

Description

The property comprises a glass-fronted showroom unit currently undergoing a full refurbishment, suitable for a variety of retail, office, and other commercial uses.

The building is of steel portal frame construction with newly clad elevations and incorporates a rear storage area benefiting from direct street access.

Externally, the property benefits from a dedicated yard, offering good parking provision and additional space for loading and unloading, with multiple pedestrian entrances into the unit.

Accommodation

DESCRIPTION	SQ FT	SQ M
Showroom	10,467	972.38
TOTAL	10,467 SQ FT	972.38 SQ M

Terms

New FRI Lease Terms to be agreed.
Quoting £73,269 + VAT per annum.

VAT

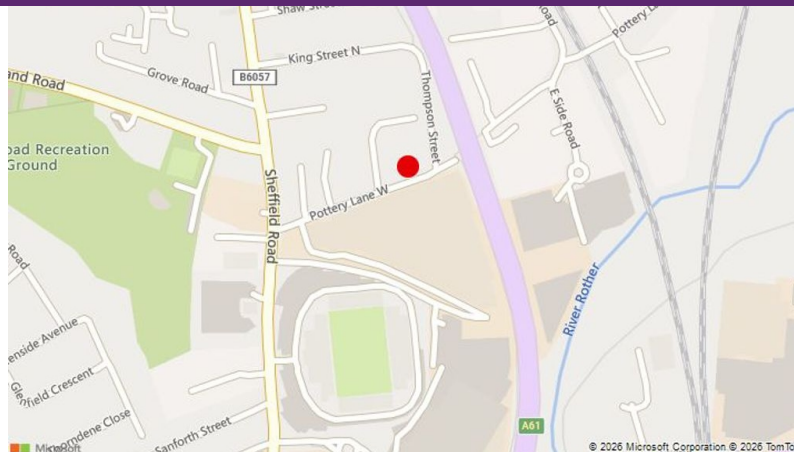
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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