Unit 1a, Pottery Lane West

CHESTERFIELD , S41 9BN

10,467 Sq Ft

(972.38 Sq M)

QUOTING TERMS

£73,269 Per Annum







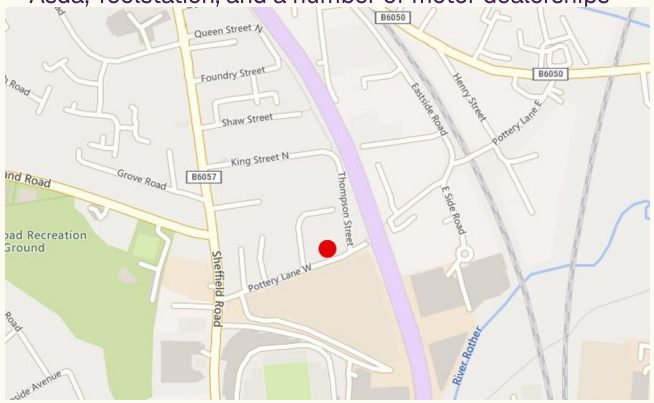


Unit 1a, Pottery Lane West
Chesterfield , S41 9BN

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



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

Area	Sq M	Sq Ft
Showroom	972.38	10,467

TERMS & INFORMATION

Terms

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

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

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

Further Information

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