

## CHESTERFIELD • 5 LOW PAVEMENT



### LOCATION

Chesterfield is a thriving historic market town which is popular with shoppers and tourists alike. With a population in excess of 104,000 (Census, 2011) and a loyal catchment, Chesterfield is a strong retail destination offering blend of shops, restaurants and cafés.

5 Low Pavements is ideally located in the heart of Chesterfield's prime retail core which is home to a number of popular shops including **Primark**, **Deichmann**, **H&M** and the famous Outdoor Market.

There are numerous public car parking facilities within the immediate vicinity of the property.

### TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £25,000 per annum exclusive.

### ACCOMODATION

The property provides the following net internal areas:

**Ground Floor Sales** | 556 sq ft (51.65 sq m)

**Ground Floor Ancillary** | 493 sq ft (45.80 sq m)

### RATING

We understand that the premises have been assessed for business rates as follows:

**Rateable Value: £30,250**

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

### EPC

An EPC will be made available on request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

### VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

### VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson:

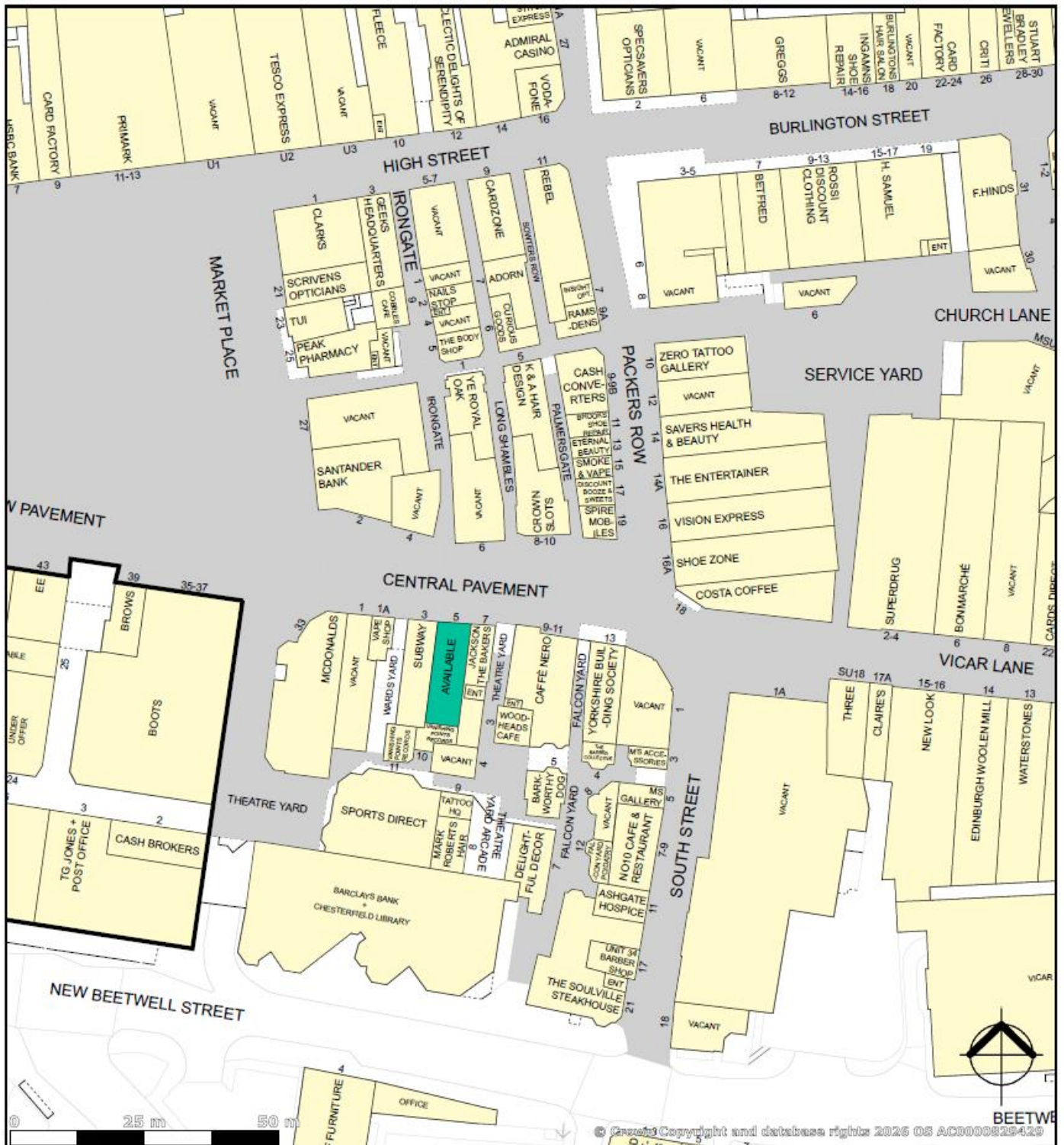
Phone: 0113 450 7000

Email: [anthony@rj-ltd.co.uk](mailto:anthony@rj-ltd.co.uk)

**SUBJECT TO CONTRACT**

## PRIME SHOP TO LET

# Chesterfield



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Plotted Scale - 1:1,000

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