

## CHESTERFIELD S40 1PQ

### 6 CENTRAL PAVEMENT

**STRIKING FORMER BANK WITH  
POTENTIAL FOR  
RETAIL/RESTAURANT/FINANCE**

**SUPER CENTRAL LOCATION BETWEEN  
BOOTS & MONSOON, OPP CAFFÉ NERO**



#### LOCATION

Chesterfield is an attractive market town (3 days per week) 13 miles south of Sheffield and just 5 miles west of the M1.

Central Pavement is a prime location connecting **Market Place** to **Vicar Lane**, surrounded by major stores such as **Primark, Boots, Wilko** and **Superdrug**, plus **Pandora, Subway, Caffé Nero, T H Baker Jewellers** and **Costa**.

#### ACCOMMODATION

The premises offer the following approximate dimensions and net floor areas:-

Gross Frontage	30'0"	9.15 m
Internal Width	28'0"	8.53 m
Shop Depth	63'0"	19.20 m

Ground Sales/Seating Area	1,178 sq ft	109.44 sqm
First Offices/Ancillary	915 sq ft	85.00 sqm
Second Floor Anc/Plant	360 sq ft	33.45 sqm

#### RENT

Offers in the region of £32,500 p.a. are invited.

#### LEASE

New FRI lease available for a term to be agreed subject to 5 yearly upward only rent reviews.

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

#### COSTS

Each party to bear their own costs.

#### RATES

We are advised that the property is assessed as follows:-

Rateable Value (April 2023)	£46,500.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£23,203.50
Estimated Payable with Retail Relief	£ 5,800.88

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to Covid, small business and/or other reliefs.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Rating for this property is D (95) and an Energy Performance Certificate is available on request.

#### VIEWING & FURTHER INFORMATION

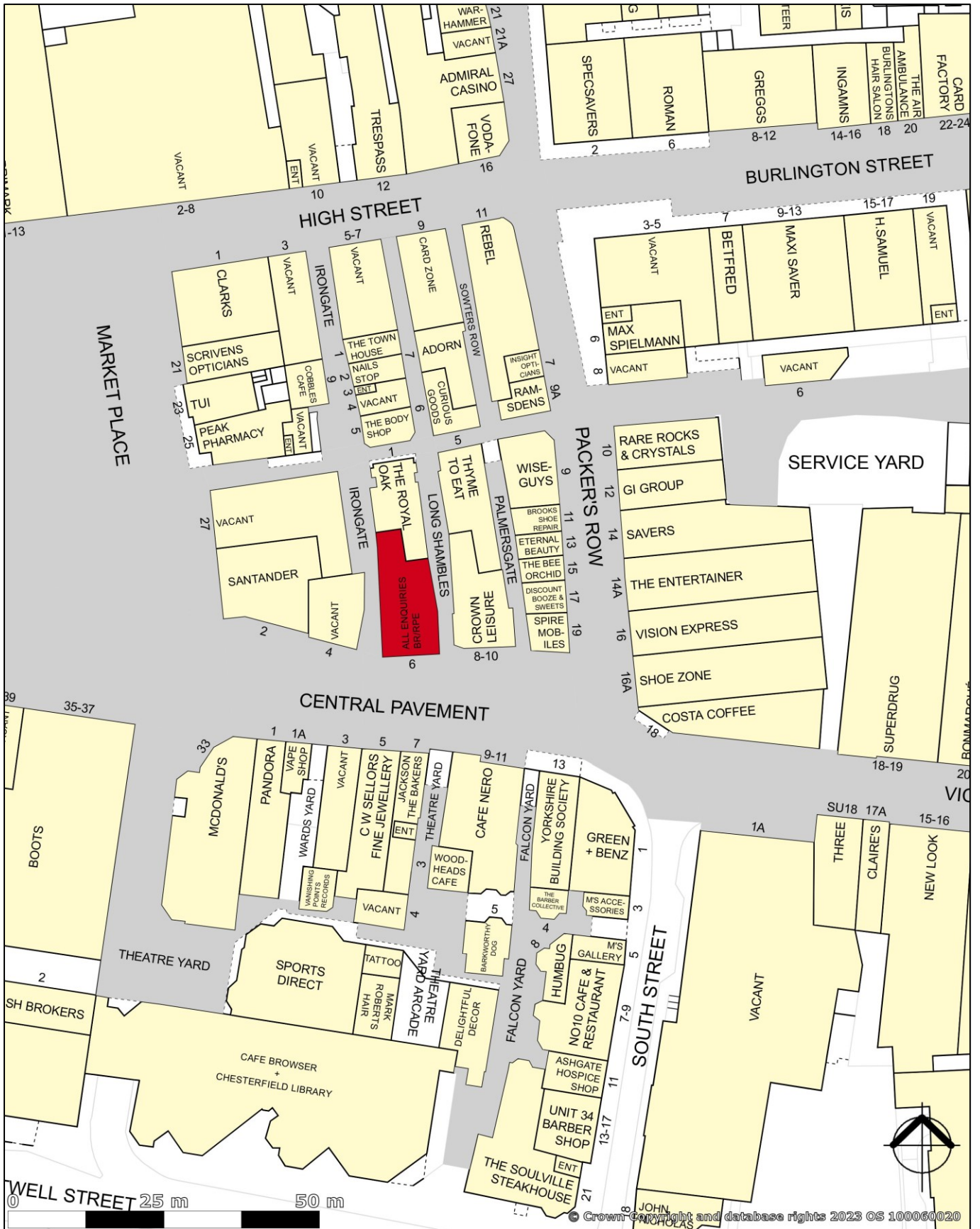
For further details or viewing arrangements please contact Brassington Rowan:-

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M: 07711 646990  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

Jason Oddy D: 0113 383 3759  
M: 07718 159671  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

Or our joint agent Andrew Knott at Roy Peters Estates (Tel: 01246 272740)

**SUBJECT TO CONTRACT AND VACANT POSSESSION**



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