

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.

RATES

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

Rateable Value (April 2023)	£46,500.00
UBR (2025/2026)	49.9p

For further details visit 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.

COSTS

Each party to bear their own costs.

VIEWING & FURTHER INFORMATION

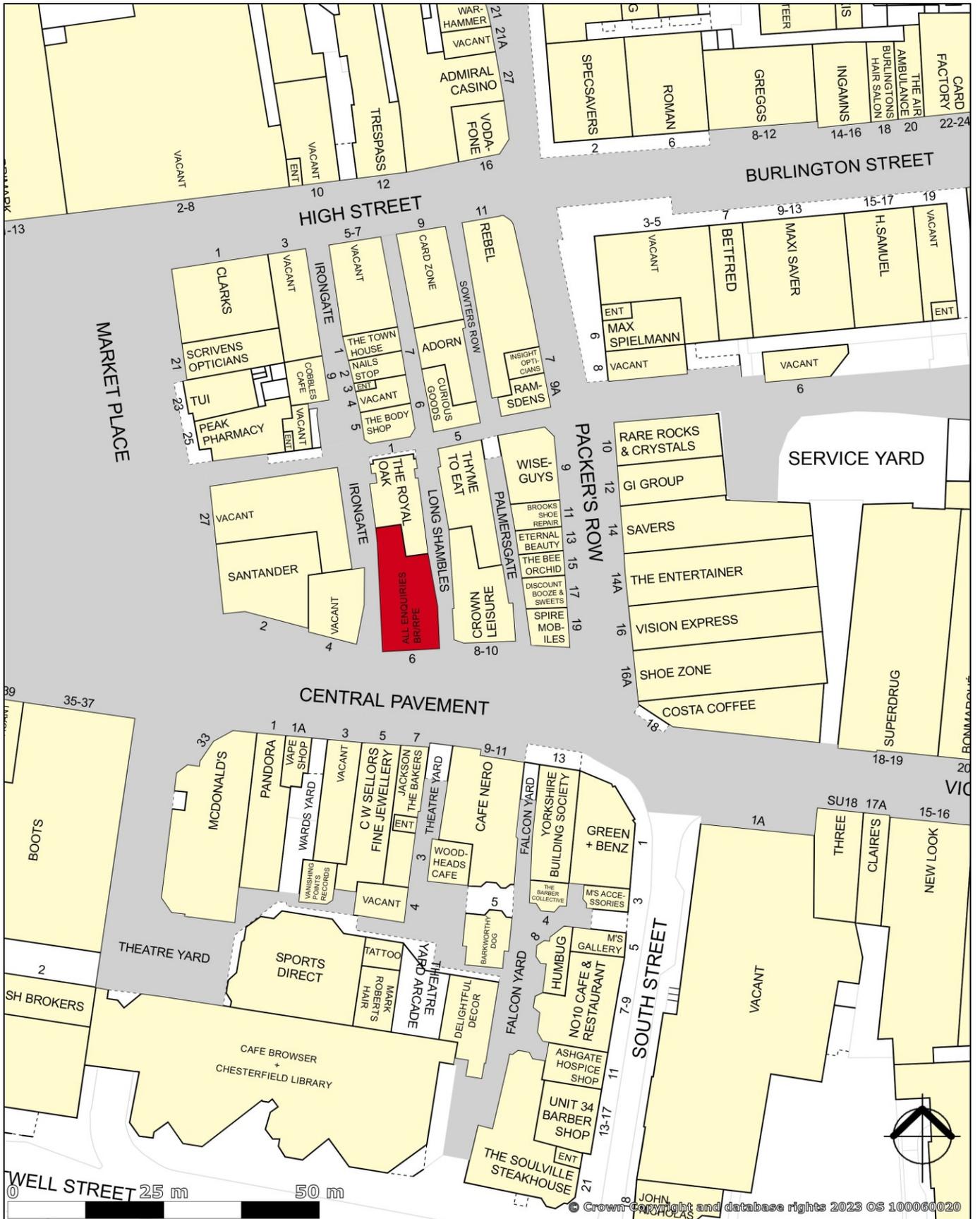
For further details or viewing arrangements please contact Brassington Rowan:-

John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy M: 07718 159671
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Or our joint agent Andrew Knott at Roy Peters Estates
(Tel: 01246 272740)

SUBJECT TO CONTRACT AND VACANT POSSESSION



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