BRASSINGTON ROWAN
Chartered Surveyors

CHESTERFIELD S40 1PQ

6 CENTRAL PAVEMENT

STRIKING FORMER BANK WITH POTENTIAL FOR RETAIL/RESTAURANT/FINANCE

SUPER CENTRAL LOCATION BETWEEN MARKET PLACE AND VICAR LANE

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 comprehensively upgraded **Market Place** to **Vicar Lane**, surrounded by major stores such as **Primark, Boots, Tesco Express** and **Superdrug**, plus **Sports Direct, McDonalds, 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

REDUCED RENT
Offers in the region of £22,500 pax are invited.

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

FREEHOLD
Offers for the freehold interest with vacant possession may be considered.

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

Rateable Value (April 2026)	£53,500.00
Standard RHL UBR (2026/2027)	43.0p

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

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.

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.

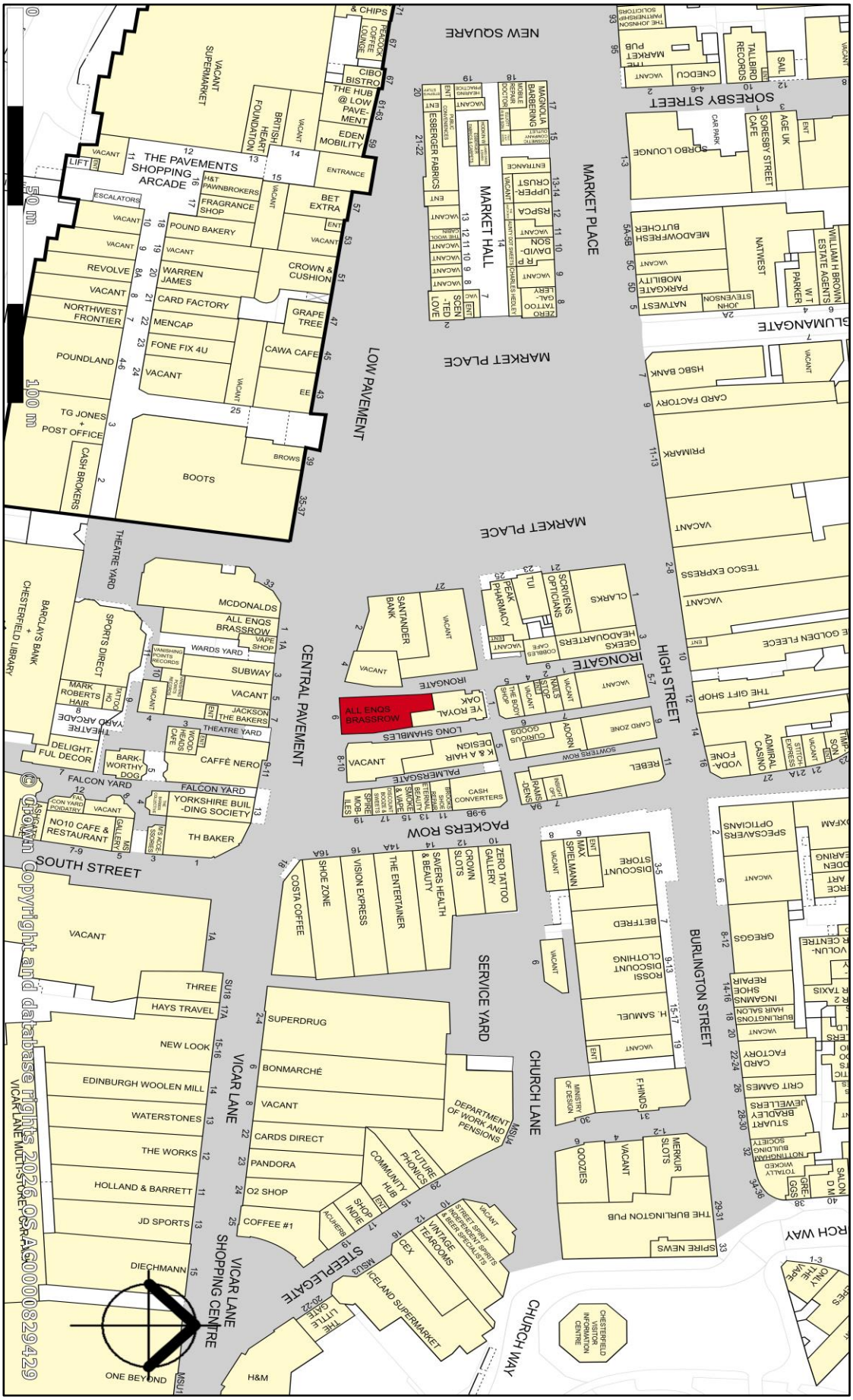
VIEWING & FURTHER INFORMATION
For further details or viewing arrangements please contact Brassington Rowan:-

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

Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

Or our joint agent Emma Gallagher at Roy Peters Estates (Tel: 01246 272740)

SUBJECT TO CONTRACT



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