

CHESTERFIELD S40 1PQ

1 CENTRAL PAVEMENT

SHOP TO LET ON NEW LEASE WITH A WHITE-BOX SPECIFICATION

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	16'0"	4.88 m
Internal Width (max)	18'3"	5.56 m
Shop Depth	65'0"	19.81 m
Ground Floor Sales	966 sq ft	89.74 sqm
Lower Ground Ancillary	34 sq ft	3.16 sqm
First Floor Ancillary	204 sq ft	18.95 sqm
Second Floor Ancillary	847 sq ft	78.69 sqm

RENT

Offers in the region of £26,500 pax 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 2026)	£33,750.00
Small Business RHL UBR (2026/2027)	38.2p

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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Rating for this property is to be reassessed following refurbishment.

COSTS

Each party to bear their own costs.

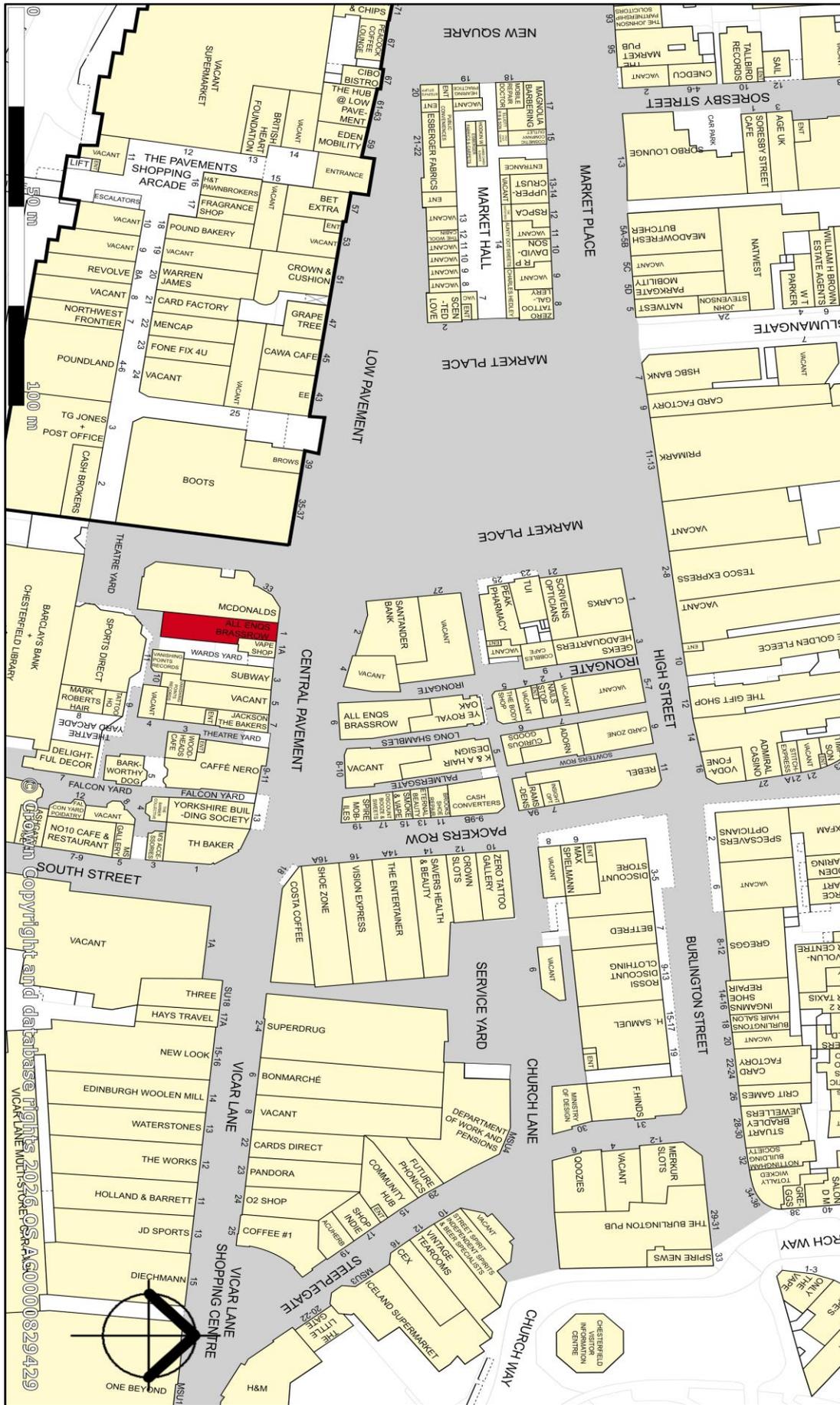
VIEWING & FURTHER INFORMATION

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

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SUBJECT TO CONTRACT



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