

# BOBA SHACK

*Bubble Tea & Boba Coffee*

www.bobashack.co.uk

@BobaShackChesterfield

ROY PETERS  
ESTATES  
**TO LET**  
01246 272740  
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# to let

commercial

## Unit 10 Cavendish House, Cavendish Street Chesterfield, S40 1UY

Shop To Let



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## Unit 10 Cavendish House, Cavendish Street, Chesterfield, S40 1UY

A fantastic opportunity to lease a prime retail unit in the heart of Chesterfield town centre.

This ground-floor shop is ideally positioned in a high footfall area, attracting both daytime shoppers and evening trade, making it perfect for a wide range of businesses



### Rent

£8,000 pa

### Accommodation

Ground Floor 268 ft<sup>2</sup>

### Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

### Business Rates

The premises are currently listed on the evaluation office website as having the following rateable value £4,200 pa.

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

### Service Charge

£1,747.50 pa

The service charge includes:

- Building insurance
- Waste collection
- Communal electricity
- Pest control
- Cleaning of communal areas
- Fire alarm testing

### VAT

We have been informed that there is no VAT on the rent for this property.

### EPC

Available on request

### Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.

#### MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
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### Viewing

Strictly by prior appointment with the joint agents Roy Peters Estates and BWD Ltd

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