

CHESTERFIELD'S INDEPENDENT



CHESTERFIELD'S INDEPENDENT
INSURANCE BROKERS
Tel: 01246 498372

B
&
R



to let

commercial

514 Sheffield Road, Chesterfield, S41 8LP

Well-positioned lock-up shop



ROY PETERS ESTATES

01246 272740 | 01246 236798

enquiries@roypeters.com

roypeters.com

roypetersstateschesterfield

roy-peters-estates-chesterfield

roypeterschesterfield

514 Sheffield Road, Chesterfield, S41 8LP

This well-positioned lock-up shop offers 872 sq ft of retail space. The unit benefits from a wide double frontage, perfect for eye-catching displays and branding, and is situated in an area with consistent pedestrian and vehicular traffic.

Internally, the space is adaptable to suit a variety of uses, with scope for internal partitioning, storage, or customer seating.

The unit is self-contained with its own entrance and services.

Key Features:

- 872 sq ft of versatile retail space
- Prominent double frontage – excellent visibility and natural light
- High footfall area – ideal for retailers, coffee shop or takeaway (subject to planning) hair & beauty salons, professional services (e.g estate agents travel agencies), showrooms or studio
- Secure lock-up unit with private access
- Flexible lease terms available
- Close proximity to public transport, parking, and amenities

Rent

£15,000 per annum

Accommodation

872 sq ft of versatile retail space

Business Rates

The premises are currently listed on the valuation office website as having a Rateable Value of £8,400

Please contact Chesterfield Borough Council directly to confirm the rates payable and any relief you may be entitled to

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. Sheffield Road is a major thoroughfare in Chesterfield and is well-known for its mix of residential, commercial, and industrial properties.

VAT

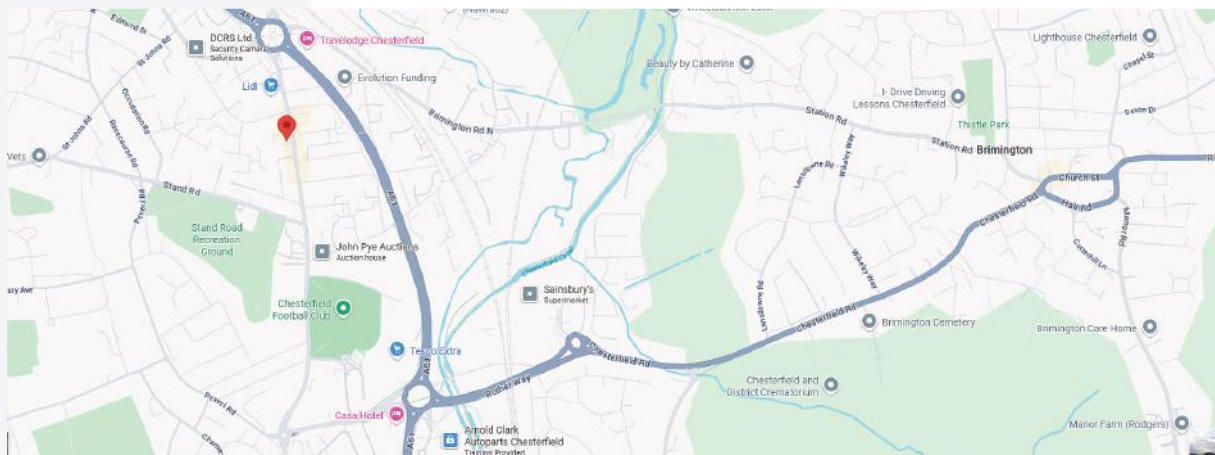
We have been advised that there is no VAT on the rent for this property

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:

- these particulars are a general outline, for the guidance of prospective purchasers or do not constitute the whole or any part of an offer or contract;
- Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- prices / rent quoted in these particulars may be subject to VAT in addition; and
- Roy Peters Estates will not be liable, in negligence or otherwise, for any loss arising from the use of the particulars.



Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

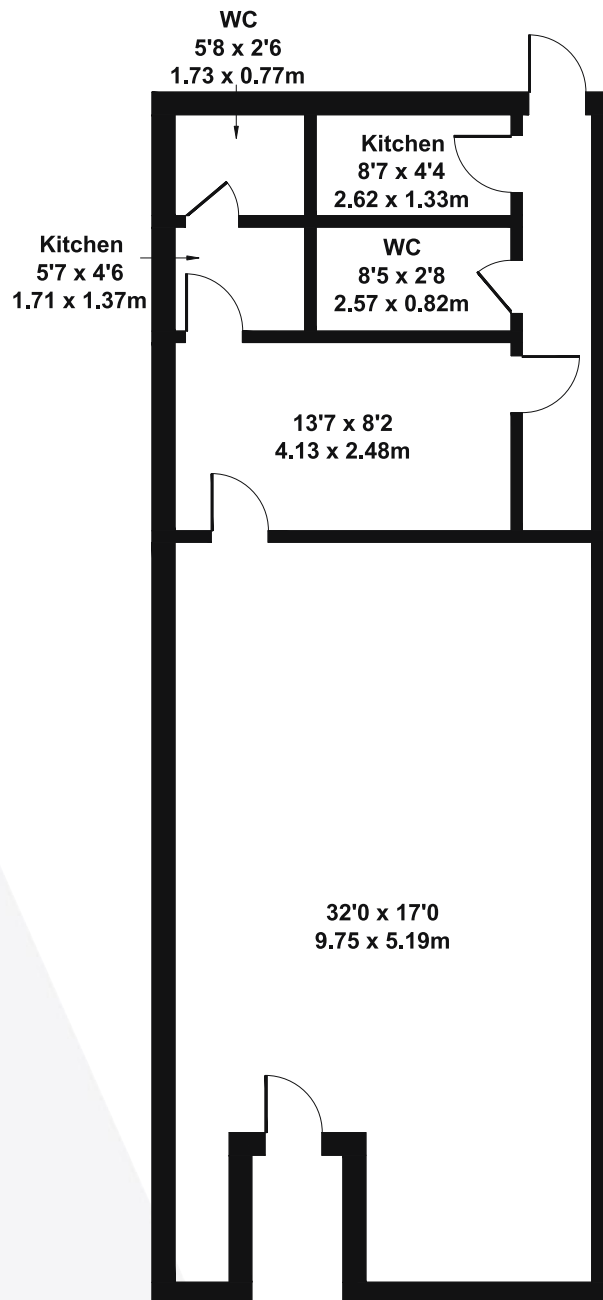
ROY PETERS ESTATES
01246 272740 | 01246 236798
enquiries@roypeters.com



Floorplan

514 Sheffield RD

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.



Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

ROY PETERS ESTATES
01246 272740 | 01246 236798
enquiries@roypeters.com

