

bothams ¹⁸⁷¹



409 Chatsworth Road, Chesterfield, S40 2DH

£18,000 Per Annum



409 Chatsworth Road

Chesterfield, S40 2DH

An opportunity to take prime space in an excellent prominent position on Chatsworth Road, within a building of character available on the market for the first time in over 30 years.



£18,000 Per Annum



409 Chatsworth Road

Available due to the relocation and expansion of the well known Chesterfield institution of Dansies, 409 Chatsworth Road offers a unique opportunity to take prominent space within a property of character fronting on to Chatsworth Road.

Located at the roundabout with Walton Road and Old Hall Road, the property is immediately opposite the well patronised Morrisons superstore, with excellent levels of passing traffic.

The property is considered suitable for a wide variety of potential uses, benefitting from excellent display frontage to both Chatsworth Road and Old Hall Road, with free on road parking widely available in the vicinity.

The accommodation comprises of a retail ground floor with ancillary office accommodation, and a workshop to the rear, with additional office space to the first floor providing excellent flexibility. There is stair case access to the second floor attic space, which provides useful and accessible additional storage.



The Accommodation

Ground floor retail (Zone A) - 36.3 SQ.M/ 391 SQ.FT

Ground floor storage - 4.3 SQ.M/ 46 SQ.FT

Ground floor office - 10.6 SQ.M/ 114 SQ.FT

Workshop - 28.4 SQ.M/ 306 SQ.FT

First floor office - 9.9 SQ.M/ 107 SQ.FT

First floor large office - 21.5 SQ.M/ 231 SQ.FT

Attic Storage - 30.99 SQ.M/ 334 SQ.FT

Viewings & Possession

Please note the current tenants remain in occupation, and therefore viewings are strictly by appointment with the Letting Agents - please contact our office to arrange a viewing.

Please contact our office to discuss when possession will be available.

Terms

Available To Let' - term and terms negotiable.

Envisaged is an full repairing and insuring lease for a term of three years or longer term in multiples of three years as required.

Rates

Entered in the Rating List at £9,600 Rateable Value under the description of Shop and Premises.

N.B. A successful application for small business relief will exempt the occupier from payment of non-domestic rates under current arrangements..

The property is within the Chesterfield Borough Council's administrative area.

Services

Mains electricity, gas, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use and to confirm the continuance of supply.

Insurance

Payable annually in respect of a reimbursement of the Landlords property owner's insurance premium costs payable as insurance rent.

Costs

The incoming tenants will be expected to pay a contribution towards the Landlords legal costs plus stamp duty and V.A.T. As applicable in connection with the preparation and grant of the required new lease of £500.00 plus V.A.T. - payable upon agreement of terms, the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed, or will be taken towards the first months rent.

VAT

Please note all rents, costs and charges are quoted EXCLUSIVE of VAT, which will be payable in addition where appropriate at the prevailing rate.

References

References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited trading accounts will be required for consideration, otherwise Directors sureties and/or suitable rent deposit may be required in confirmation of financial standing.

Material Information

*TRADITIONAL END OF TERRACE PREMISES

*CONVENTIONAL CONSTRUCTION

*PREDOMINANTLY UPVC DOUBLE GLAZED WINDOWS

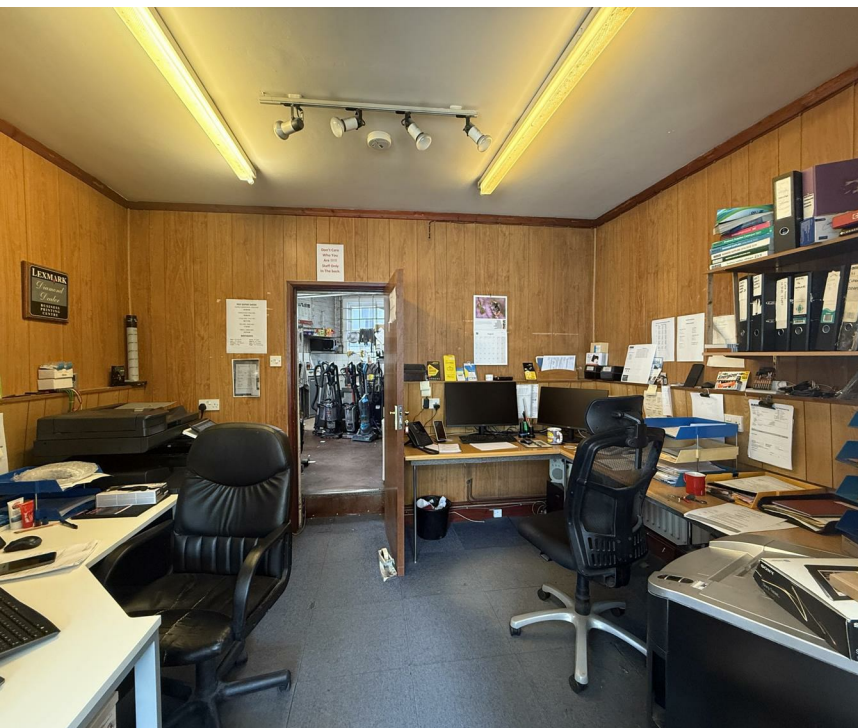
*CONSIDERED SUITABLE FOR A WIDE VARIETY OF RETAIL, OFFICE, SALON, BEAUTY OF CAFE TYPE USES, SUBJECT TO PERMISSION AND CONSENT WHERE REQUIRED

*PROMINENT CORNER POSITION FRONTING ON TO CHATSWORTH ROAD

*GAS, ELECTRICITY, MAINS WATER AND DRAINAGE

*OFFERED TO LET ON NEW LEASE

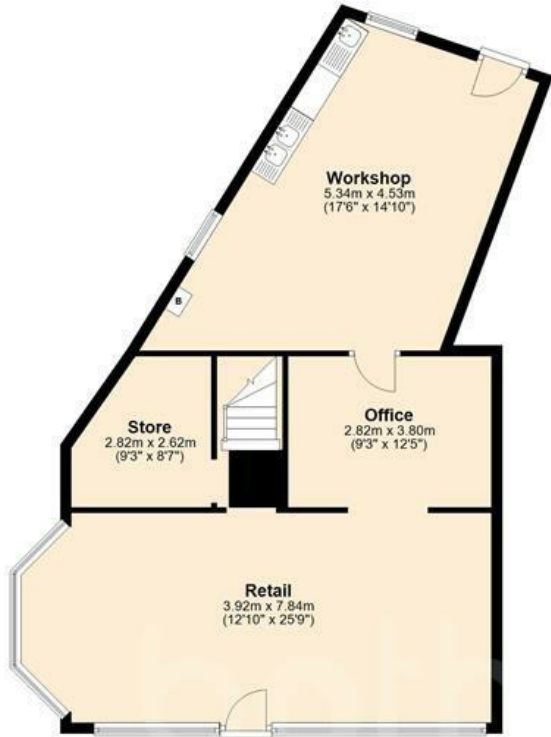
*TERM AND TERMS NEGOTIABLE - ENVISAGED IS A FIVE YEAR TERM ON STANDARD FRI TERMS, WITH A RENT REVIEW ON THE THIRD ANNIVERSARY, OTHER TERMS MAY BE CONSIDERED.



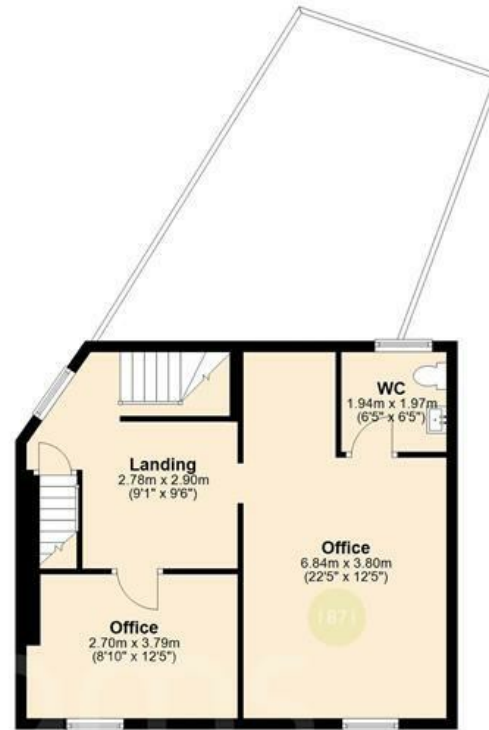


Floor Plans

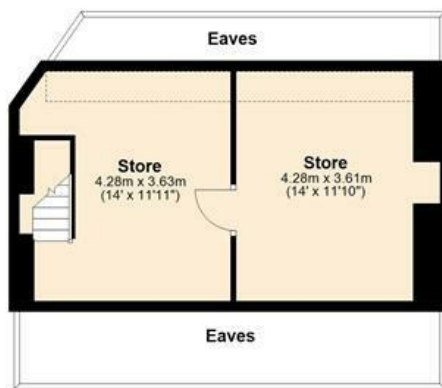
Ground Floor



First Floor

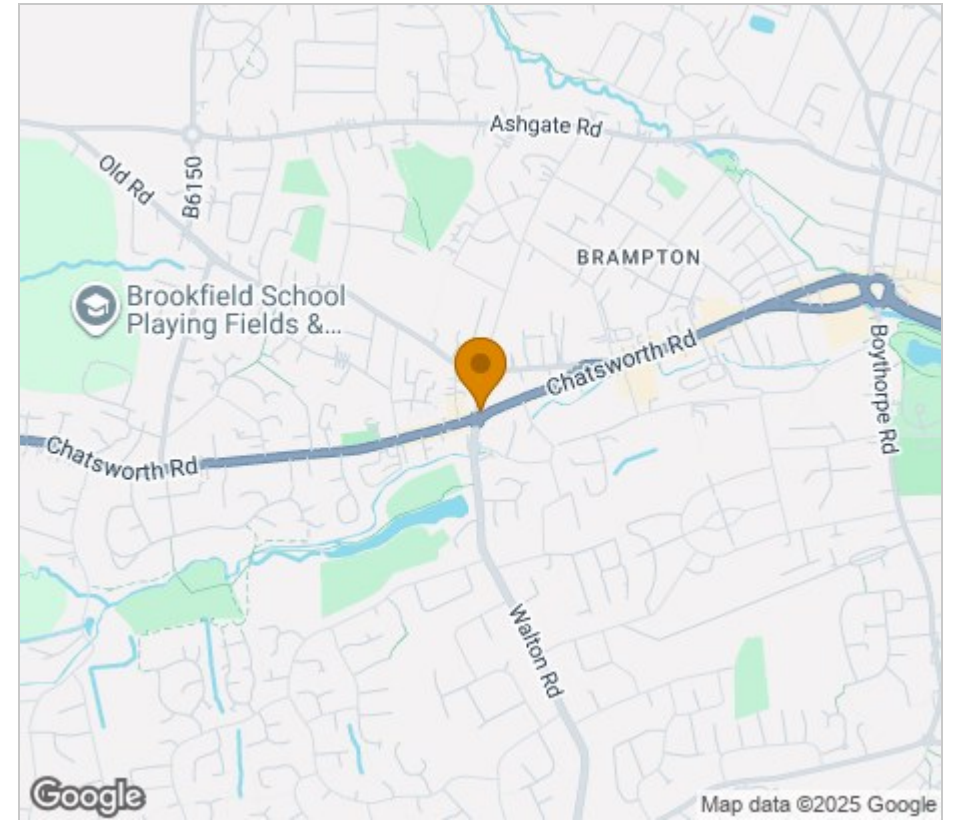


Second Floor



Dansies, 409 Chatsworth Road, Chesterfield

Location Map



Viewing

Please contact office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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