

CLASS E UNIT RETAIL/OFFICE/LEISURE

TO LET/FOR SALE



8-10 Central Pavement, Chesterfield
S40 1PQ

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Chesterfield, S40 1PQ



Agreement

To Let/For Sale



Detail

Retail/Office/Leisure



Rent/Price

£42,500 pax
Freehold - £400,000 plus
VAT



Size

155.889 sq m (1,678 sq ft)



Location

Chesterfield S40 1PQ



Property ID

For Viewing & All Other Enquiries Please Contact:

ADRIAN LUNN
MBA MRICS
RICS Registered Valuer
adrian.lunn@eddisons.com
07702801604
0114 244 9121

Property

The premises comprise a 3 storey detached brick period building.

Internally the premises, are arranged with retail at ground floor with suspended ceilings, carpeting and first floor stores and offices.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Ground Floor	108,974	1,173
First Floor - Stores/Offices (excludes inaccessible store)	46,915	505
Total NIA	155,889	1,678

Energy Performance Certificate

Rating: C (66)

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Chesterfield District Council
Description: Shop and Premises
Rateable Value: £50,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed or alternatively the Freehold is available **For Sale** with vacant possession.

Rent/Price

£42,500 per annum exclusive

Alternatively the Freehold with vacant possession is available at £400,000 plus VAT

VAT

VAT may be charged in addition to the rent or the purchase price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers/tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Chesterfield is a large market town in Derbyshire. It is approximately 24 miles north of Derby and 11 miles south of Sheffield at the confluence of the River Rother and Rive Hipper. In 2011 the built-up area had a population of 88,483, making it Derbyshire's second largest settlement after Derby.

The town has good road communication with Junction 29 of the M1 motorway approximately 5.5 miles distance via the A617.

The town centre has a train station with runs of the Midland Mainline which provides access to Sheffield and Nottingham along with London.

The town centre of Chesterfield has retained much of its pre-war plan. It has one of the largest open air markets in Britain, the stalls sitting either side of the Market Hall. In the middle of the town, a collection of narrow medieval streets makes up The Shambles. Vicar Lane was redeveloped in 2000 as a pedestrianised open air shopping centre which now comprises the prime town centre retail area.





