



# to let

commercial

**16-18 Cavendish Street, Chesterfield S40 1UY**

Prime Commercial Space – High Street Location






**ROY PETERS ESTATES**

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## 16-18 Cavendish Street, Chesterfield, S40 1UY

This double-fronted commercial unit occupies a prominent position on the High Street, benefiting from excellent footfall and strong vehicular visibility.

The property features a spacious layout, including a large basement ideal for storage, operations, or expansion. There is rear access via a small yard, providing convenient off-road loading and unloading.

Presented as a blank canvas, the unit is easily adaptable to suit a wide range of commercial uses.

### Rent

£16,000 pa

### Service Charge

In addition to the rent there is a service charge for this property of £3,306 pa

### Accommodation Area

Ground floor	- 546 ft <sup>2</sup>
Basement	- 446 ft <sup>2</sup>
Total	- 992 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 property is listed on the Valuation Office website as having a Rateable Value of £11,750.

Please contact Chesterfield Borough Council directly to confirm the Rates Payable and any relief you may be entitled to.

### EPC (Energy Performance Certificate)

The property is rated as D  
Certificate No: 0596-0892-9030-8100-5803  
Available on request

### VAT

There is no VAT on the rent for this property.

### Legal costs

Each party will be responsible for their own legal costs in connection with any transaction.



#### MISREPRESENTATION ACT 1991

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### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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