



**to let**  
commercial

rent reduced

**75 High Street, Clay Cross**

Unusually Spacious 2 Storey Retail Unit



**ROY PETERS ESTATES**

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## 75 High Street, Clay Cross

Retail property comprising of substantially extended ground floor accommodation and first floor providing additional sales area, office and WC.

The property is situated in the centre of Clay Cross adjacent to a range of local shops and only a short distance from the newer retail development. Parking is available only a short distance from the premises

### Rent

£8,500 pa exclusive of VAT at the prevailing rate if chargeable

rent  
reduced

### Accommodation Area

Ground floor	712 sq ft
1st floor	226 sq ft
TOTAL	938 sq ft

### What 3 Words

Code: ///lecturing.circus.grand

### Location

Clay Cross is an up and coming town located in the county of Derbyshire, 5 miles south of Chesterfield and close to the M1.

### Business Rates

The premises is listed on the Valuation Office website as having a Rateable Value of £3,450.00 pa. Please contact North East Derbyshire District Council directly to confirm the Rates Payable and any relief you may be entitled to.

### EPC

Energy Rating D Certificate Number 0193 0045 4630 8300 8503

### VAT

All prices premiums and rents are quoted exclusive of VAT at the prevailing rate.

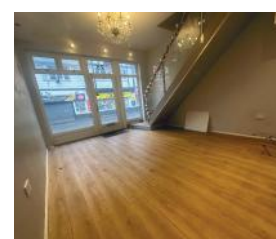
### Legal costs

Each party to bear their own costs.

#### MISREPRESENTATION ACT 1991

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### Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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