

10-12 Market Place
Bolsover | S44 6PH

Retail opportunity adjacent to the brand new B&M Express Store

260m² (2,800ft²)



- Next door to new B&M Express
- Central town location
- Fronting the town's principal car park
- Prime retail thoroughfare
- Nearby operators include Co-operative Food, TSB Bank, Farmfoods and Betfred
- Rent £20,000 per annum



To Let



Location

Bolsover is a town in Derbyshire with a resident population of 11,200 persons. Bolsover is 6 miles east of Chesterfield, 13 miles south east of Sheffield and 20 miles north of Nottingham.

The property is situated in the centre of Bolsover on the north side of Town End Road, opposite the junction with Market Place which is the prime retail thoroughfare.

The unit fronts onto Town End Car Park, Bolsover's principle car park.

Other operators within Bolsover include Co-operative Food, TSB Bank, Farmfoods, Betfred and a range of independent occupiers.

Accommodation

The premises will be carved out of the B&M Express store with new glazed shop front and provided in shell specification.

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	260	2,800

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Additional space could be provided if required.

Plans available upon request.



Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are available at a rent of

£20,000 per annum

Planning

We understand the property has planning consent for:-

A1 (Retail)

May be suitable for other uses (STP).

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Bolsover District Council.

Business Rates

We are verbally advised by Bolsover District Council Business Rates Department that the property is to be assessed on occupation.

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

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For further information or to arrange to view please contact:

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