



to let

commercial

Rent
Reduced

6 Central Pavement, Chesterfield.

Landmark Building with potential for retail/restaurant/finance.



ROY PETERS ESTATES

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roypeters.com

6 Central Pavement

Striking former bank with potential for retail/restaurant/finance. Super central location between Boots and Wilkos. Opposite Caffé Nero.

Rent

Rent £22,500 pa exclusive of VAT at the prevailing rate.

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Reduced

Accommodation

Approximate dimensions and net floor areas:-

Gross Frontage	30'0"	9.15 m
Internal Width	28'0"	8.53 m
Shop Depth	63'0"	19.20 m
Ground Sales/Seating Area	1,178 sq ft	109.44 sqm
First Offices/Ancillary	915 sq ft	85.00 sqm
Second Floor Anc/Plant	360 sq ft	33.45 sqm

Location

Chesterfield is an attractive market town 13 miles south of Sheffield and just 5 miles west of the M1.

Central Pavement is a prime location connecting Market Place to Vicar Lane, surrounded by major stores such as Primark, Boots, Wilko and Superdrug, plus Pandora, Subway, Caffé Nero, T H Baker Jewellers and Costa.

Business Rates

We are advised that the property is assessed as follows:-

Rateable Value (April 2023) £46,500.00

UBR (2023/2024) 49.9p

Estimated Rates Payable (2023/2024) £23,203.50

Estimated Payable with Retail Relief £5,800.88

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to Covid, small business and/or other reliefs.

LEASE

New FRI lease available for a term to be agreed subject to 5 yearly upward only rent reviews.

*May sell as a Freehold

EPC

The Energy Rating for this property is D (95) and an Energy Performance Certificate is available on request.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

Legal costs

Each party to bear their own costs.



MISREPRESENTATION ACT 1991

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Viewing

By prior appointment with Roy Peters Estates
Or our joint agent John Birtwistle at
Brassington Rowan [Tel: 0113 383 3758]

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