



to let

commercial

First Floor 32 Market Place, Bolsover

Adaptable First Floor Space in Bolsover Town Centre
Approx. 2,523 First Floor | Versatile Use



ROY PETERS ESTATES

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First Floor 32 Market Place, Bolsover.

Prominently positioned in the heart of Bolsover's busy town centre, this adaptable first-floor commercial space is located above the former Farmfoods unit. While situated on the first floor, the property benefits from lift access, rear vehicular loading, and service access, offering both convenience and practicality.

The space is ideally suited to businesses requiring a combination of office accommodation and storage and is surrounded by a strong mix of national and independent retailers.

Key Features:

- Flexible open-plan accommodation
- Service Lift Access
- Suitable for a variety of uses (subject to the correct planning consent)
- WC facilities
- Rear access with loading and unloading area
- Available immediately
- Offered as a blank canvas
- Rent incentives available (subject to terms)

Rent

£12, 000 pa.

Accommodation

First Floor 2,523 sq ft first floor
- with rear access for loading and unloading

Business Rates

Please contact Bolsover District Council directly to confirm the Rates Payable and any relief you may be entitled to

Location

Bolsover is a historic market town located in north-east Derbyshire, within the East Midlands. Just 6 miles from Chesterfield and with easy access to the M1 motorway (Junction 29A), it offers excellent transport links to nearby cities including Sheffield (18 miles), Nottingham (26 miles), and Derby (27 miles).

VAT

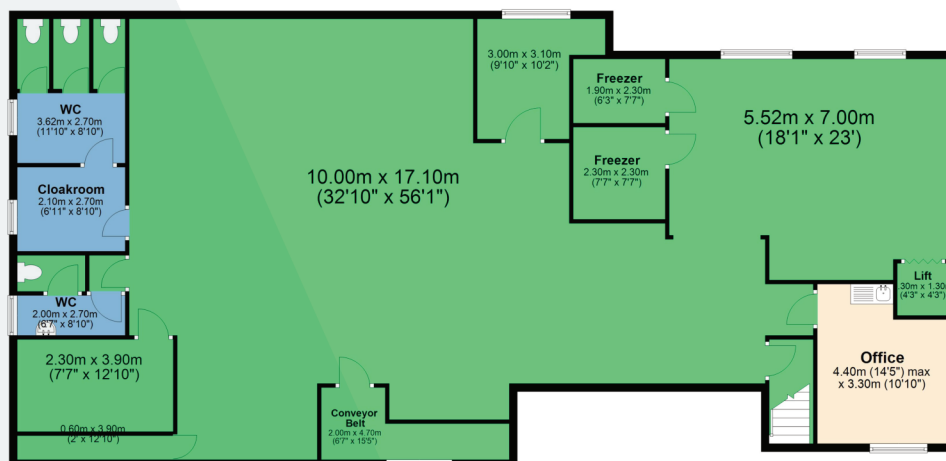
It has been confirmed that there is no VAT on the rent for this property.

EPC

The property is rated as C certificate no 9900-9982-0393-0950-4094 available on request.

Legal costs

Each party is to be responsible for their own legal costs in respect of any transaction.



MISREPRESENTATION ACT 1991

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Viewing

Strictly by prior appointment with the joint agents Roy Peters Estates and BWD Ltd

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