



to let

commercial

**76 Rupert Street, Lower Pilsley,
Chesterfield, S45 8DE**

Well-presented commercial unit



ROY PETERS ESTATES

01246 272740 | 01246 236798

enquiries@roypeters.com

roypeters.com

[roypetersstateschesterfield](#)

[roy-peters-estates-chesterfield](#)

[roypeterschesterfield](#)

76 Rupert Street, Lower Pilsley, Chesterfield, S45 8DE

An excellent opportunity to lease a well-presented commercial unit located within the established area of Lower Pilsley. The property offers flexible accommodation suitable for a variety of uses, including office, light commercial, or service-based businesses.

The property is situated on Rupert Street, Lower Pilsley, within a mixed commercial and residential location close to Chesterfield. The position provides convenient access to local amenities and surrounding road networks, making it a practical location for both occupiers and visitors.

The premises comprise a single-storey commercial unit of solid construction, offering a functional and adaptable layout. Externally, the forecourt provides on-site parking and direct access from Rupert Street.

Rent

£12,000 per annum.

Accommodation

- Total Floor Area: Approx. 1,072 sq ft (Ground Floor)
- WC and kitchen facilities
- 4 open plan office / workspaces
- Layout can be reconfigured internally to suit occupier requirements
- on-site parking
- Single-storey building with clear frontage
- Secure and practical setting suitable for daily business use

Business Rates

The premises are currently listed as having a rateable value of £610 per annum with effect from 1st April 2026.

Interested parties are advised to contact the local council directly to confirm the rates payable and to establish whether any reliefs may be available.

VAT

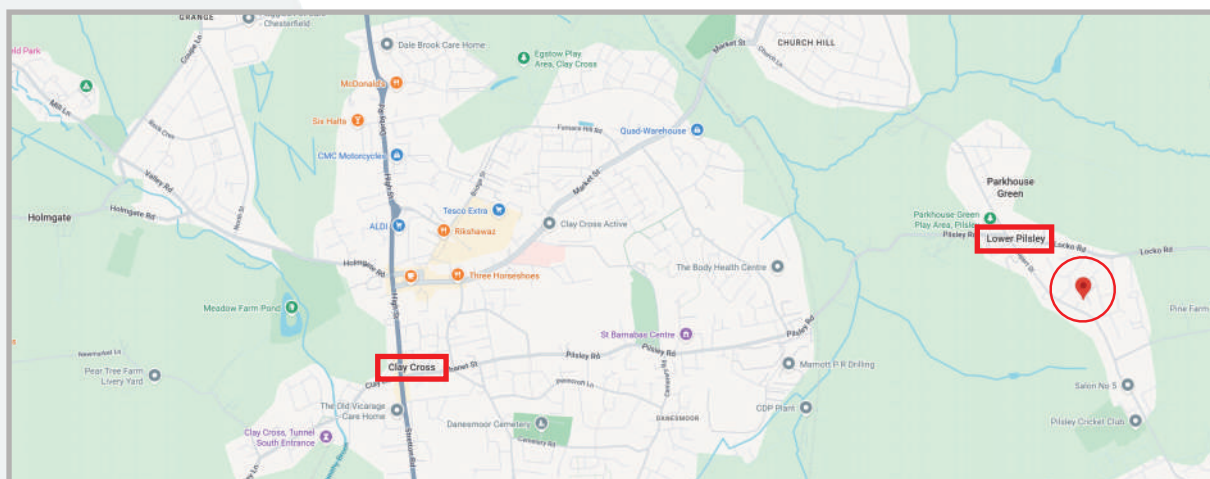
It has been confirmed that there is no VAT on the rent for this property.

EPC

Available on request.

Legal costs

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



MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.

Viewing

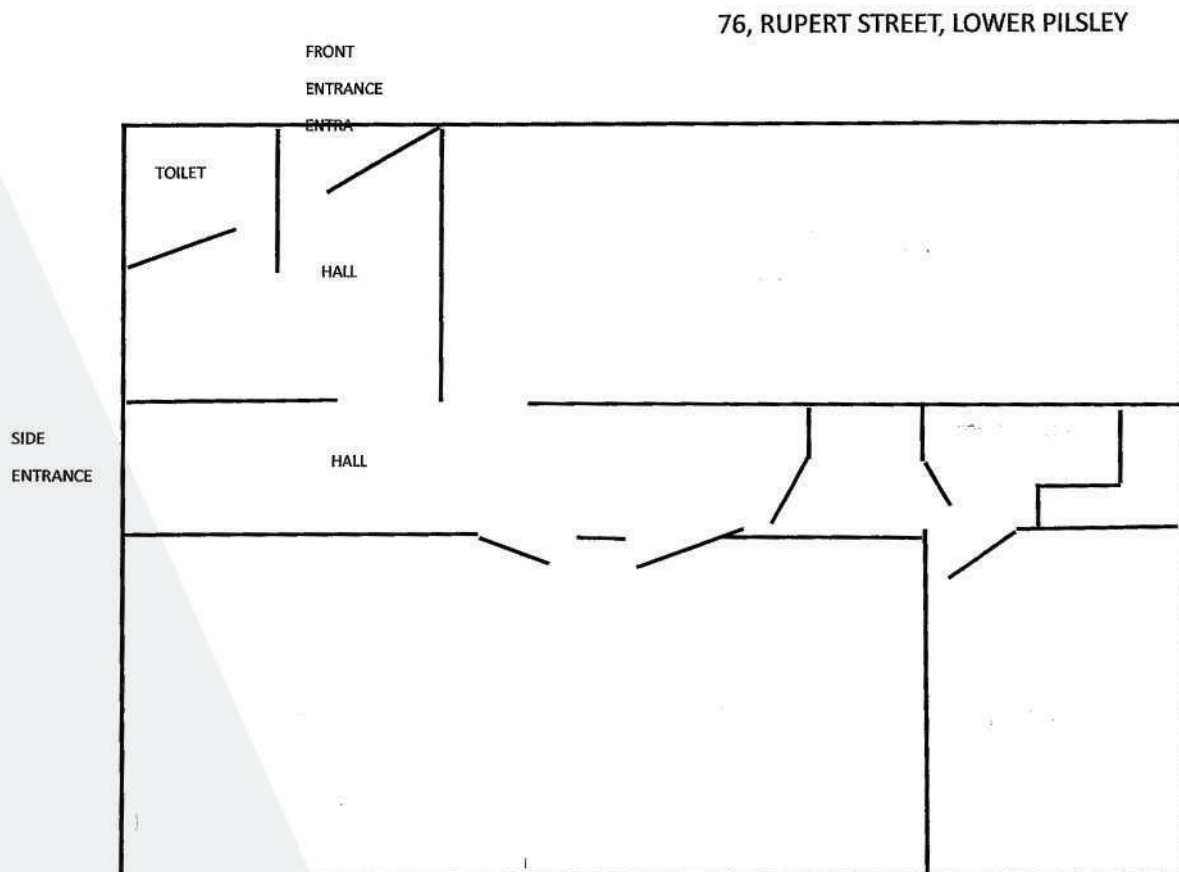
Strictly by prior appointment with the joint agents Roy Peters Estates and BWD Ltd

ROY PETERS ESTATES
01246 272740 | 01246 236798
enquiries@roypeters.com



76 Rupert Street, Lower Pilsley, Chesterfield, S45 8DE

Floorplan



MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.



Viewing

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

ROY PETERS ESTATES
01246 272740 | 01246 236798
enquiries@roypeters.com

