



to let

commercial

Unit 16 Broad Pavements, Chesterfield S40 1RP

Well-presented Commercial Unit



ROY PETERS ESTATES

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Unit 16 Broad Pavements Chesterfield S40 1RP

A compact and well-presented commercial unit situated in the heart of Chesterfield town Centre.

The premises have recently undergone full refurbishment and offer bright, modern accommodation with excellent frontage and the benefit of electric security shutters for added peace of mind.

The property would suit a range of occupiers including retail, beauty, office, consultancy or service-based businesses, subject to any necessary consent.

Rent

£6,000 per annum on terms to be agreed.

Accommodation Area

Approximate floor area: 167 sq ft.

Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the M1. Chesterfield is the second largest town in Derbyshire, after the city of Derby

Business Rates

The premises are currently listed on the valuation office website as having the following rateable value £1,450 pa.

Please contact the local council directly to confirm the rates payable or any relief you may be entitled to.

EPC (Energy Performance Certificate)

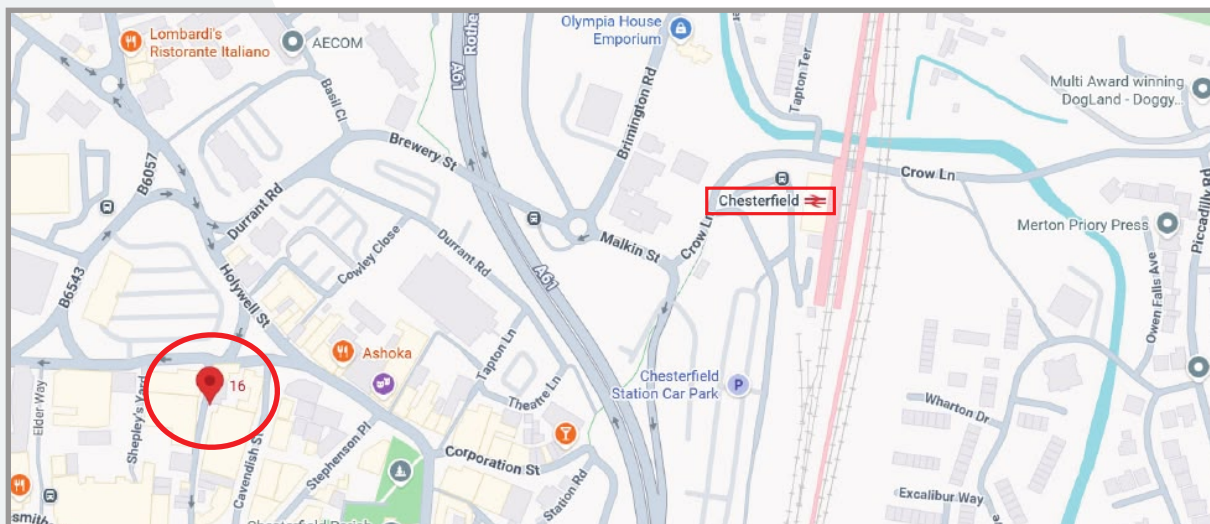
Available on request

VAT

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

Legal costs

Each party will be responsible for their own legal costs in connection with 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 do not constitute the whole or any part of] an offer or contract;
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Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

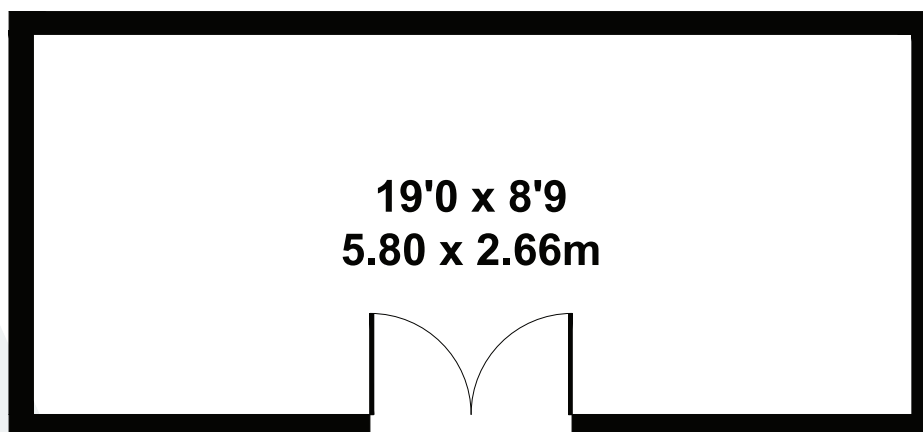
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Floorplan

Approximate Gross Internal Area
161 sq ft - 15 sq m



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