



to let

commercial

67 High Street, Clay Cross, S45 9DX

Well-presented commercial premises



ROY PETERS ESTATES

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Occupying a prominent position on Clay Cross High Street, this well-presented commercial premises offers an excellent opportunity for a takeaway operator, café business or other occupier seeking a highly visible trading location.

The property has most recently been used as a takeaway and benefits from a fitted commercial kitchen with extraction equipment already in place, allowing an incoming occupier to minimise initial fit-out costs. The accommodation provides an efficient trading area to the front with food preparation and kitchen facilities to the rear.

A particular feature of the property is the recently renovated basement, which provides excellent additional storage space and enhances the functionality of the premises.

There is also the benefit of a rear parking space for one vehicle. Situated on one of North East Derbyshire's busiest thoroughfares, the property enjoys strong levels of passing traffic throughout the day and evening, making it an ideal location for customer-facing businesses.

Rent

£9,000 per annum

Business Rates

The premises are currently listed on the Valuation Office Agency website as having a rateable value of £4,550 per annum.

Interested parties are advised to contact North East Derbyshire District Council to confirm the rates payable and to establish whether any relief may be available.

Accommodation

Ground floor	441 ft²
Basement	212 ft²
Total Area	653 ft²

Location

Clay Cross is an increasingly popular Derbyshire town, located around five miles south of Chesterfield and conveniently positioned for access to the M1 motorway.

EPC

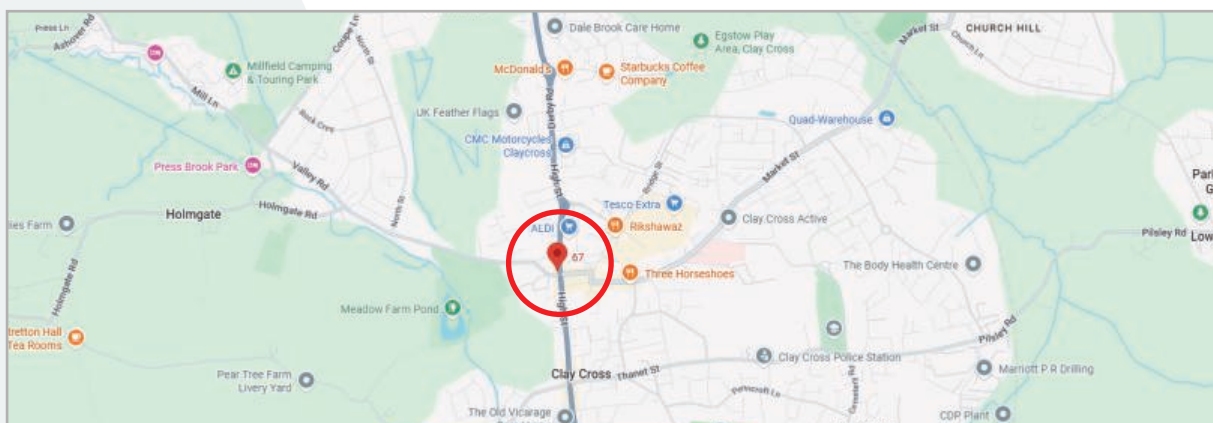
Available on request

VAT

It has been confirmed that there is not VAT on the rent for this property.

Legal costs

Each party to bear their own costs.



MISREPRESENTATION ACT 1991

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Viewing

Strictly by prior appointment with the sole agent Roy Peters Estates

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