

# RETAIL/OFFICE CHESTERFIELD

# TO LET

5C Market Street, Chesterfield S40 1TW



SHOP TO LET

## ACCOMMODATION

Ground Floor	1,031 sq ft	95.8 sq m
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## BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 18,250
Rates Payable (2025)	£ 9,107
Service Charge (2025)	£1,100

This information is for guidance only, interested parties to make their own enquiries.

## LOCATION

Chesterfield is a thriving market town in Derbyshire, located 24 miles north of Derby and 11 miles south of Sheffield. The town benefits from excellent road links via Junction 29 of the M1 and the A61 providing a link to Sheffield.

## SITUATION

The property is situated in a strong trading location, fronting onto Chesterfield's central market square, in close proximity to the High Street. Nearby occupiers include **HSBC**, **Primark**, **Card Factory** and **Clarks**.

The property comprises retail space, as well as two kitchen areas and a WC toward the rear of the unit. A door at the rear provides access to a service corridor. There is also a fire escape and access to bin storage.

## TENURE & TERMS

New lease available.

## RENT

£25,000 per annum exclusive.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

A copy of the Energy Performance Certificate is available on request.

## ANTI MONEY LAUNDERING

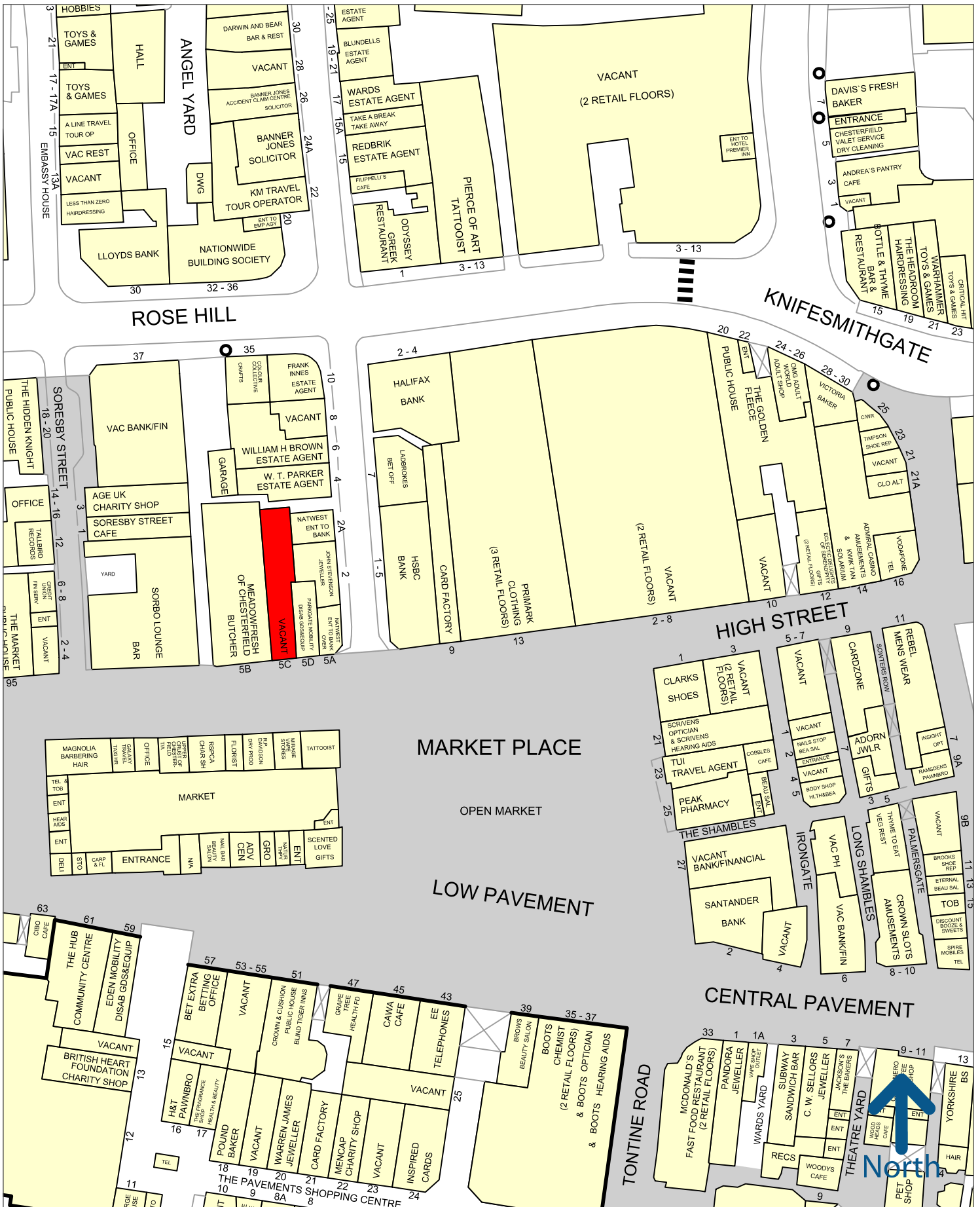
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWING

For further information or to arrange a viewing, please contact:

## BWD

Richard Bidwell  
rbidwell@bwdretail.co.uk  
07747534357



50 metres

Experian Goad Plan Created: 20/03/2025

Created By: Bidwell Webber De Pons Ltd