

0121 503 2130

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ROBERTSON  BROWN

PROMINENT ROADSIDE RETAIL UNIT TO LET



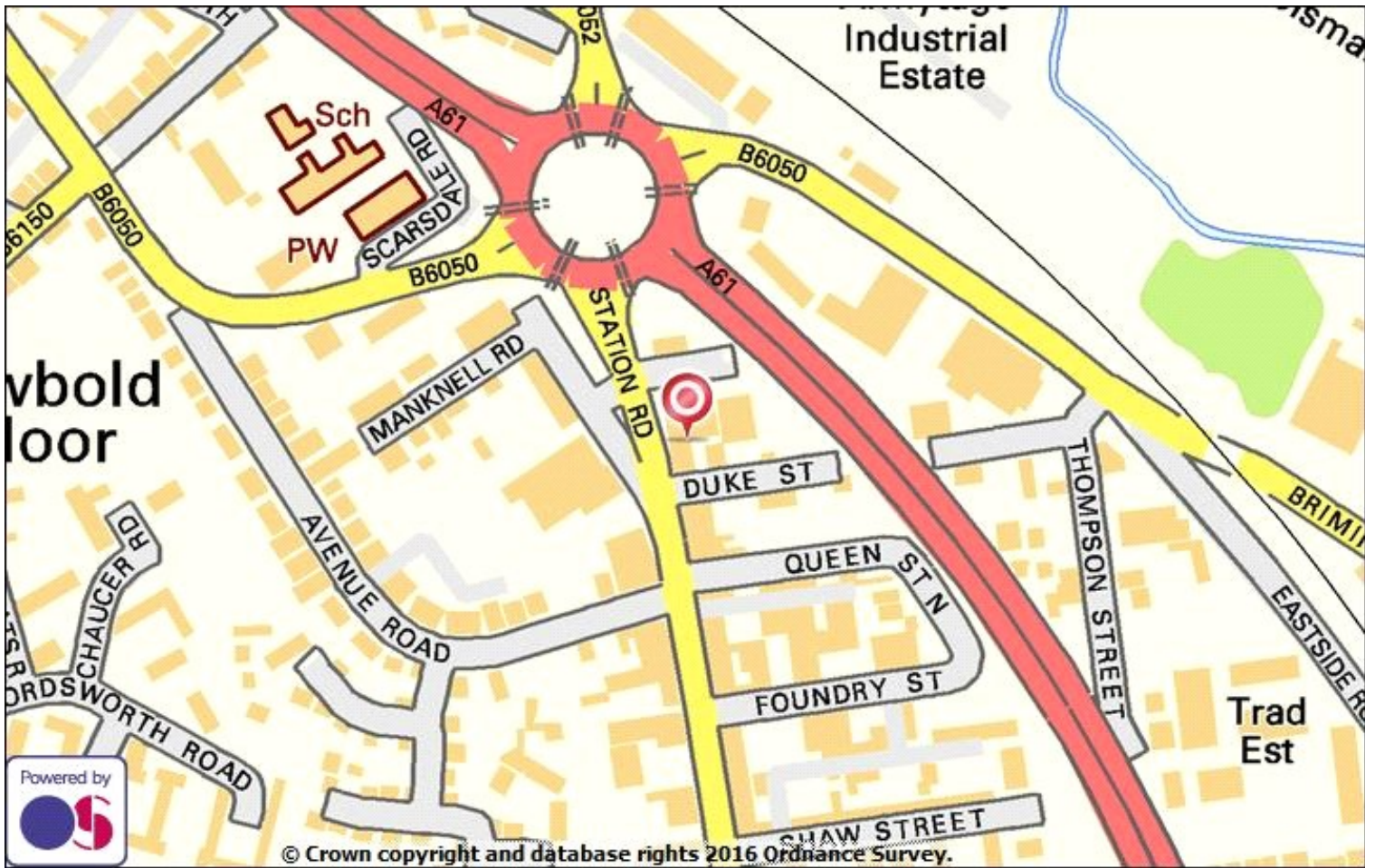
22-24, Station Road, Chesterfield, S41 9AQ

FEATURES

- 1 Dual frontage facing Station Road and A61 Bypass
- 1 Suitable for various roadside retail users
- 1 LIDL, BURGER KING & PREMIER INN are nearby
- 1 Commencing rent £25,000 per annum

CONTACT

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LOCATION

Chesterfield is a large town in the county of Derbyshire, approximately 20 miles north of Derby and 13 miles south of Sheffield.

The site is located at the junction of Sheffield Street and the A61, the main bypass between Sheffield and Chesterfield. We understand from sources daily traffic exceeds 70,000 vehicles per day.

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rental of £25,000 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC available upon request.

ACCOMMODATION

The property is arranged over ground and first floor only and offers the following net internal floor areas:

GROUND FLOOR SALES 210.23 sq m (2,263 sq ft)

FIRST FLOOR 99.87 sq m (1,075 sq ft)

The approximate site coverage area is 0.5 acres and is capable of supporting 25 car parking spaces.

RATING INFORMATION

We have been advised by the local rating authority that the current rating assessment is as follows:

RATEABLE VALUE £9,350
RATES PAYABLE £4319.70