

TO LET

Unit 2
Lordsmill Gate
Chesterfield
S41 7RW

Andrew Miller

Chartered Surveyors

0114 236 2340

CommercialPropertySurveyors.com



VERY PROMINENT RETAIL UNIT - 1,130 sq ft

LOCATION

The property stands on the extremely busy Markham Road roundabout to the south east side of Chesterfield town centre. The roundabout is the town's main gateway to and from the M1 & A61.

Lordsmill Gate is one of several retail developments located within a ½ mile radius. Lordsmill Gate occupiers are Dominos, Brand Runner and Klass Training. Other retailers fronting the roundabout include SCS, Benson Beds, JYSK, Kwik Fit and an Ibis Hotel.

Nearby retailers and occupiers include Cineworld, B&Q, Go Outdoors, McDonalds, The Range, TK Max, Debenhams, Currys PC World, B&M, ASDA Livings, Pets at Home, Morrisons and others.

Chesterfield has a population of 104,000 and is located 12 miles south of Sheffield and 6 miles west from Junction 29 of M1 motorway. 23 million people live within a 2 hour drive time. It is home to one of Britain's largest outdoor markets and has a lower than average retail vacancy rate. (Source: Invest in Chesterfield)

DESCRIPTION

The property comprises a ground floor retail unit of approximately 1,130 sq ft (105 sq m) net internal area, with a 22ft frontage facing Markham Road roundabout. The unit has a double entrance door and two large display windows. Internally the retail space is open-plan, with a WC/kitchenette to the rear. There is also a rear access door.

Externally, the unit has use of a bin storage area and customer car park.

Energy Performance Rating is **B – 36**. A copy is available on request.

LEASE TERMS

The unit is available on a new lease on effective full repairing and insuring on terms to be agreed.

RENTAL

Rental - £19,750 per annum, plus vat service charge and insurance.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

RATEABLE VALUE

The current rateable value for the property is £14,750

VIEWING

By appointment with the sole letting agent - Tel: 0114 236 2340

Email: enquiries@commercialpropertysurveyors.com

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