



TO LET

RETAIL UNIT

Ground Floor 1,744 sq.ft. (162.02 sq.m.)

9a/11 High Street, Chesterfield, S40 1PS

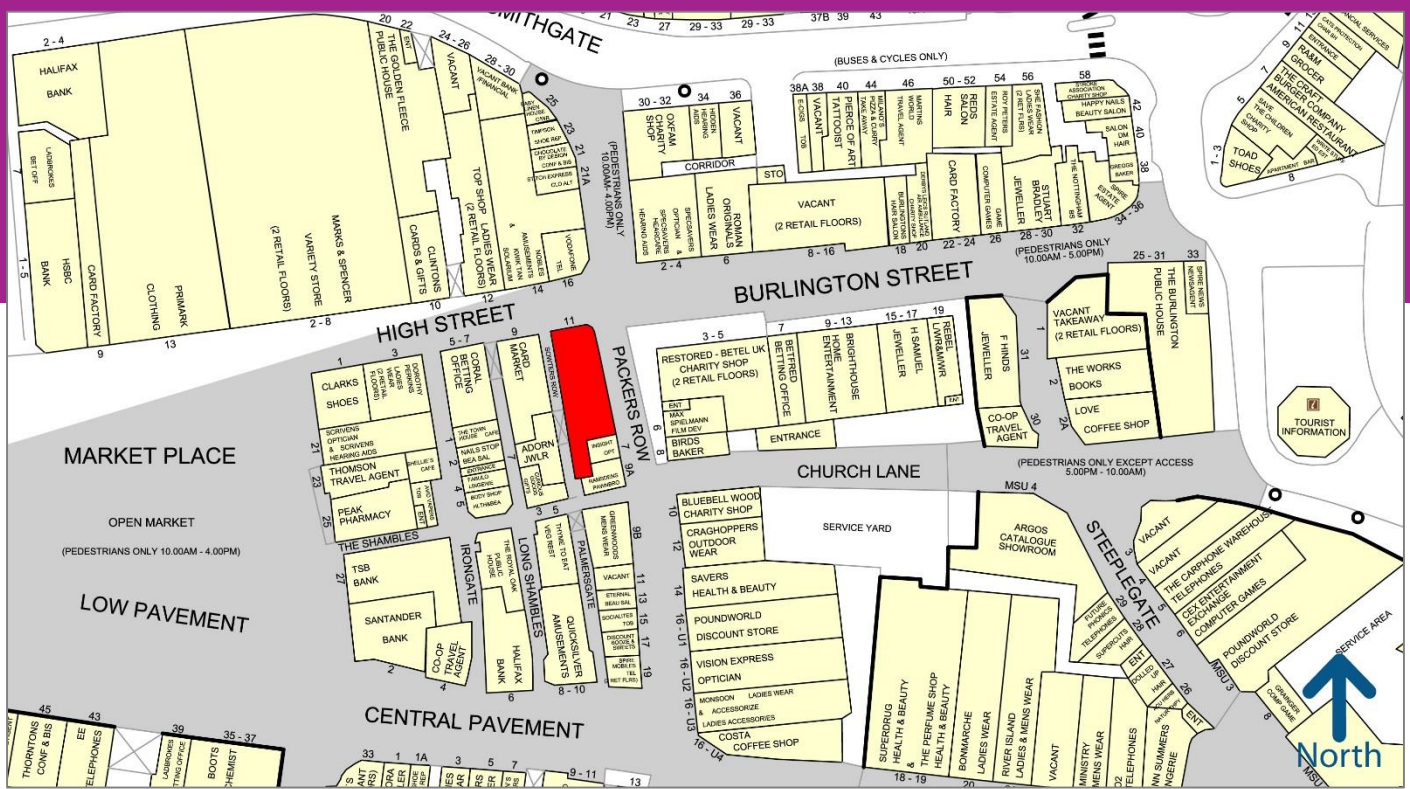
- Vibrant market town having one of the biggest open-air markets in the UK
- Situated approximately 13 miles to the south of Sheffield and 13 miles to the north east of Mansfield with an estimated population of 72,000
- Benefits from a catchment of approximately 220,000 people
- Occupies a busy central position with a high footfall close to prime pitch and Market Square
- Nearby occupiers include Vodafone, Specsavers, Burton, H Samuel, Game, Betfred and Card Factory.

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property consultants

Call now 0151 242 3000
www.masonowen.com

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 Chesterfield
 S40 1PS



Areas

Ground Floor 1,744 sq.ft. (162.02 sq.m.)
 First Floor 1,637 sq.ft. (152.08 sq.m.)
 Second Floor 1,133 sq.ft. (105.25 sq.m.)
 Third Floor 516 sq.ft. (47.94 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£50,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Freehold

Freehold available at £600,000

Rates

Rateable Value £53,500

EPC

E102

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Luke Arnold

t. 0151 242 3091

m. 07584 673 139

e. luke.arnold@masonowen.com

Or via our joint agents FHP

Contact: Oliver Marshall/Jack Shakespeare

Tel: 0115 950 7577

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