

TO LET

UNITS 5, 6 AND 7

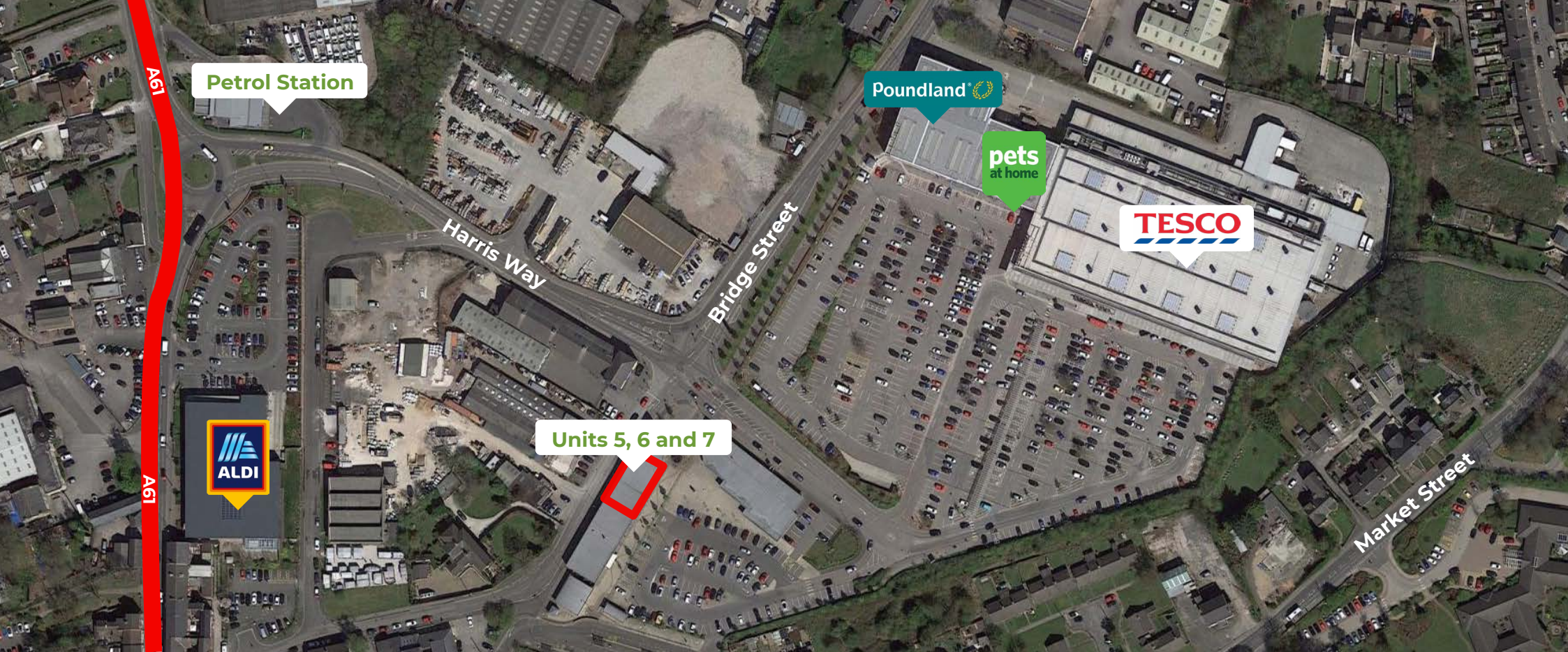
THE PARADE, BRIDGE STREET, CLAY CROSS, S45 9NU

RETAIL/LEISURE OPPORTUNITY | 1,000 – 3,000 SQ FT



**FOX
LLOYD
JONES**

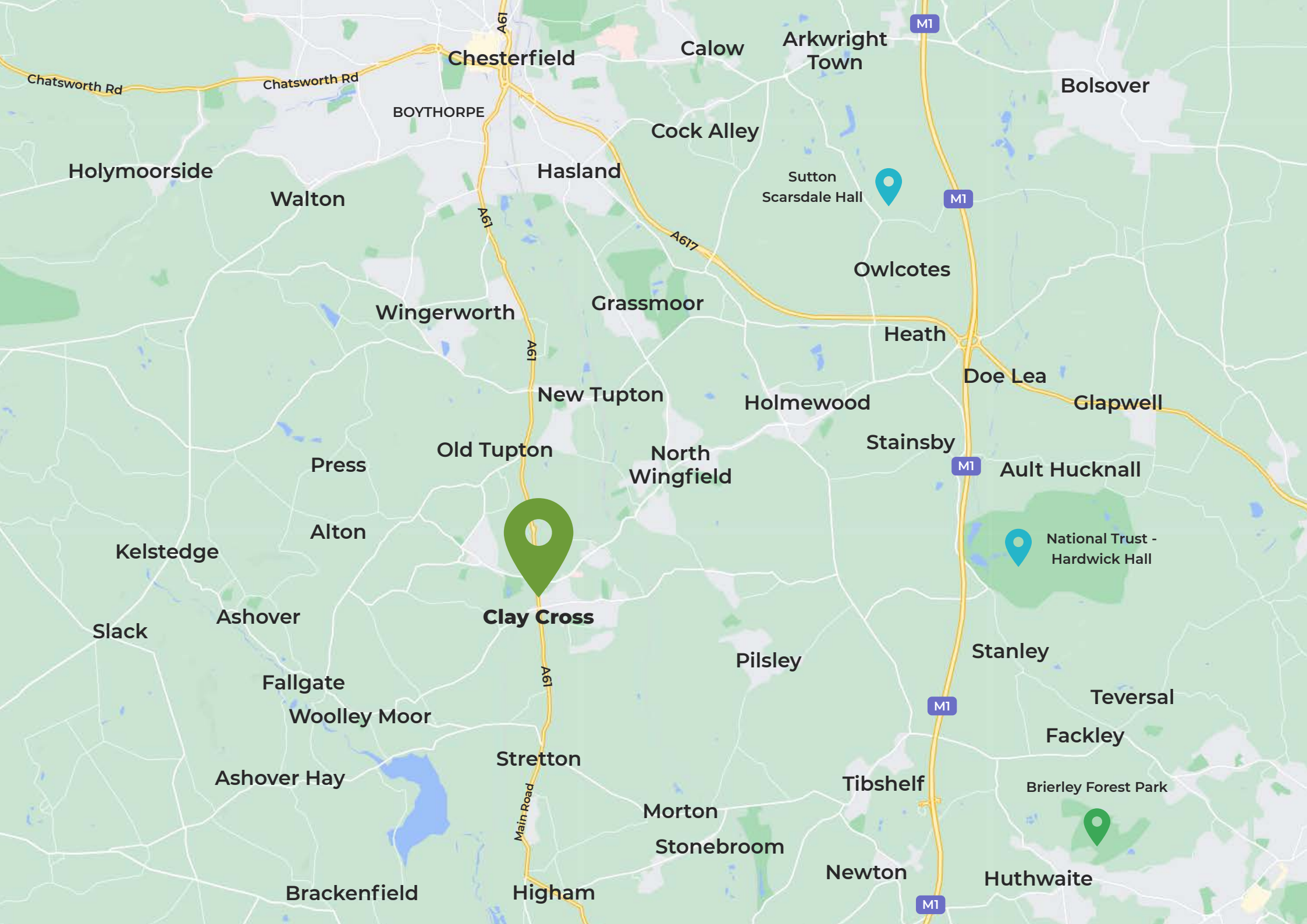
 **Crosthwaite
COMMERCIAL**
T 0114 272 3888
www.crosthwaitecommercial.com



Location

The available space is located on New Bridge Street Retail Parade in the heart of Clay Cross which forms part of a local District Centre. The parade is easily accessible from the A61, which runs through the town, and also serves a number of nearby towns such as Holmgate, Old Tupton and North Wigfield so there is a large critical mass of people in the immediate and surrounding areas.

Occupiers on the parade include Peak Pharmacy, Dominos Pizza, Card Factory, Ashgate Hospicecare and Vape HQ. In the immediate vicinity there are a variety of large occupiers including Tesco Extra, Poundland and Aldi which bring further footfall to the area.



Chesterfield

Calow

Arkwright Town

Bolsover

Cock Alley

Sutton Scarsdale Hall

Hasland

Owlcotes

Walton

Wingerworth

Grassmoor

Heath

New Tupton

Holmewood

Doe Lea

Glapwell

Old Tupton

North Wingfield

Stainsby

Ault Hucknall

Press

Alton

National Trust - Hardwick Hall

Kelstedge

Clay Cross

Pilsley

Stanley

Teversal

Slack

Ashover

Fallgate

Woolley Moor

Fackley

Brierley Forest Park

Ashover Hay

Stretton

Morton

Stonebroom

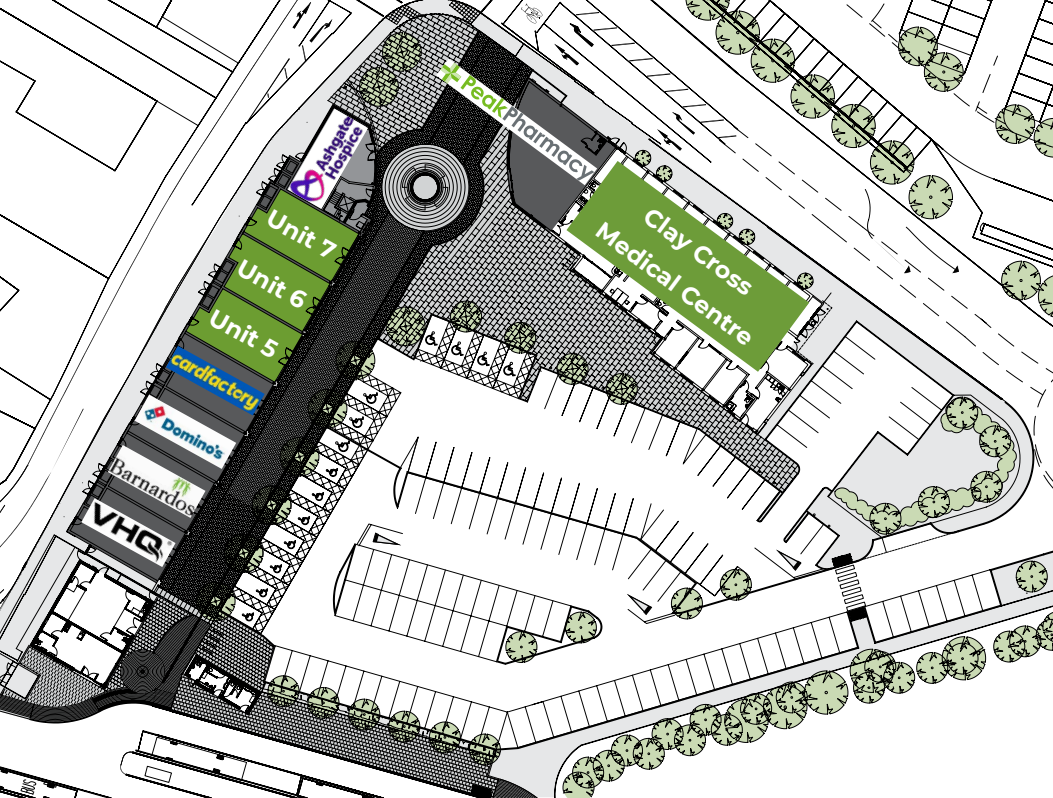
Tibshelf

Huthwaite

Brackenfield

Higham

Newton



Description

The available unit is 3,000 sq ft which can be taken as a whole or split into three smaller units of 1,000 sq ft or a unit of 1,000 sq ft and one of 2,000 sq ft.

The space is all on the ground floor and occupies a prominent position within the parade as well as having access to a large free car park, directly opposite. Clay Cross medical centre is also part of the development and brings significant footfall to the scheme.

New Bridge Street Retail Parade was constructed in 2012 therefore the units are modern and there are excellent signage opportunities available.



[See Aerial Video](#)

Accommodation

Unit 5	Unit 6	Unit 7	Combined Unit Options
1,000 Sq Ft	1,000 Sq Ft	1,000 Sq Ft	2,000 Sq Ft / 3,000 Sq Ft

NB The units are available separately or together.



Tenure

The unit(s) are available on a new lease directly from the landlord for a term by arrangement.

Rent

We are quoting £64,500 per annum exclusive for the whole or £21,500 per annum exclusive per unit.

EPC

Rating D. Certificate available on request.

VAT

VAT is payable.

Use

The available space falls under use category E and is suitable for a variety of uses. Any alternative uses will be subject to planning.

Estates Charge

Any occupier will be responsible for paying a fair and reasonable amount towards the estates charge.

Rates

Interested parties are invited to make their own enquiries with the relevant authority.



Viewings

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



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