

5 Stephenson Place | Chesterfield | S40 1XL

Restaurant / Retail Unit | To Let



Key features

- Prominent main road position
- Extensive frontage
- Partially fitted restaurant
- Close to the 'Crooked Spire' & adjoining gardens



5 Stephenson Place | Chesterfield | S40 1XL

Location

The subject property is located in Chesterfield, a large market town in North Derbyshire, 10 miles south of Sheffield and 25 miles north of Derby.

The property is located in a strong independent led retail location in the north-eastern section of the central retailing area, close to the towns inner ring road.

It is situated at the junction of Stephenson Street with Burlington Street and Church Way. The property adjoins Albert's Jüngerer Bruder Bar and is directly opposite Greggs Bakers. Other nearby independent retailers include a combination of coffee shops, beauty salons, barbers and bars.

Whilst neighbouring streets are pedestrianised, Stephenson Place is accessible to traffic and forms part of a principle public transport bus route around the Town Centre.

Accommodation

The property is arranged on ground and basement levels and comprises the following approximate floor areas:

Ground floor		90.02 Sq.m		969 Sq.ft
Basement		93.46 Sq.m		1,006 Sq.ft
TOTAL		183.48 Sq.m		1,975 Sq.ft

Terms

The premises are offered on the basis of a new effective Full Repairing and Insuring lease with Rent Reviews at 5 yearly intervals and for a term of years to be agreed.

5 Stephenson Place | Chesterfield | S40 1XL

Rent

£25,000 per annum exclusive.

Planning

The premises can be used for a variety of uses including retail and restaurant.

EPC

Further details available upon request. D 90.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £14,250.

For rates payable please refer to the Local charging Authority, Chesterfield Borough Council - 01246 345345.

Legal costs

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



Contact

Damian Sumner

07974 085738

damian.sumner@brasierfreeth.com

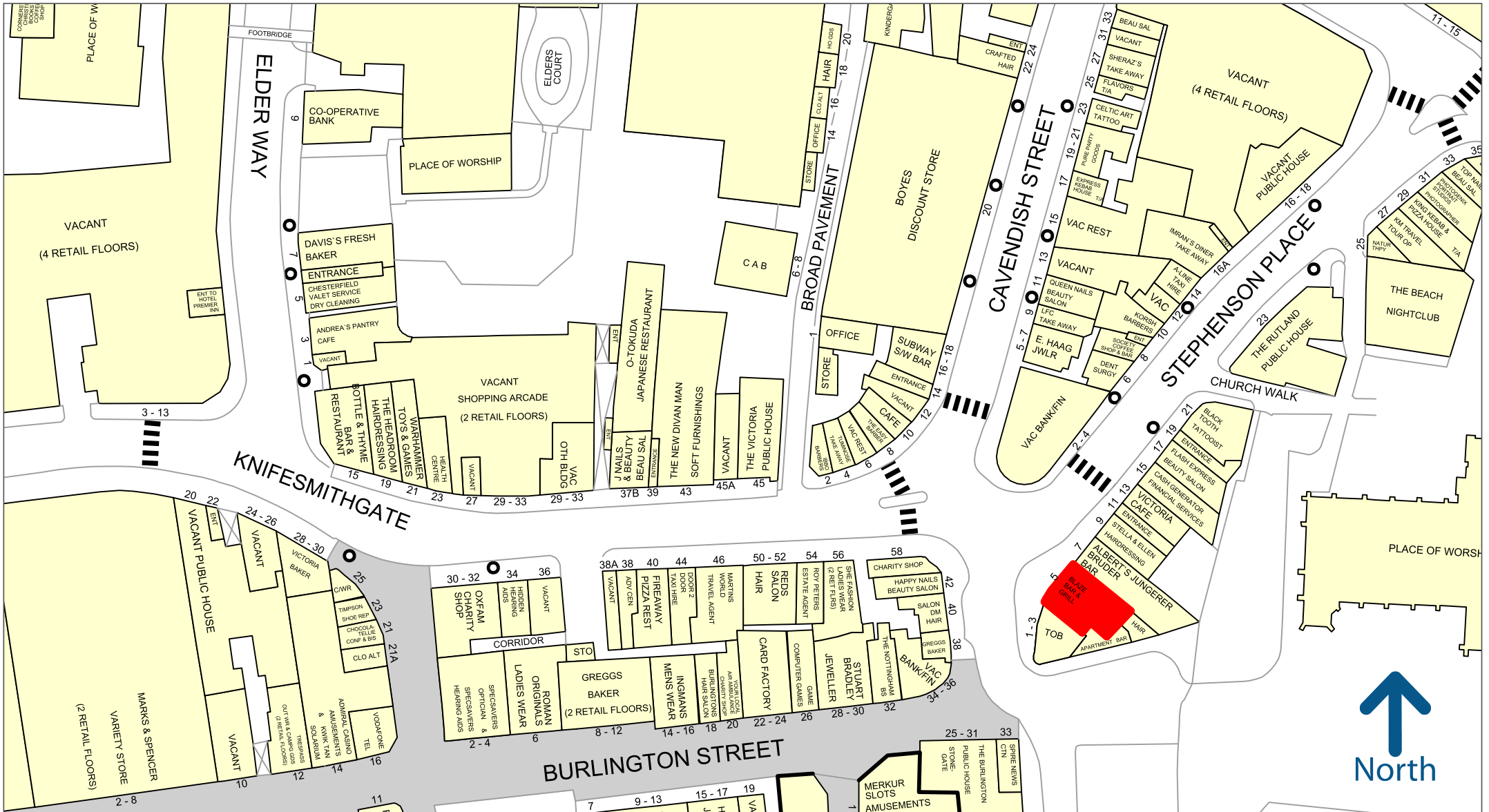
VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

[brasierfreeth.com](https://www.brasierfreeth.com)



50 metres

Experian Goad Plan Created: 31/05/2023

Created By: Brasier Freeth

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

