



2 Steeplegate Chesterfield

- **Prominent Corner Unit**
- **A3 Consent**

Prime lease for sale

Location

Situated in a prominent corner location at the junction of Steeplegate and Burlington Street.

Nearby retailers include The Works, Argos, The Co-Operative Travel, F.Hinds Jewellers, Card Factory and H.Samuel.

Description

The property comprises of Ground Floor Sales and First Floor Restaurant/Staff.

Tenure

The property is available by way of an assignment of the existing effective FRI lease expiring on 26 June 2020.

Rent

£65,000 per annum exclusive

Alternatively the unit may be available on a sublease basis on flexible terms with rent negotiable subject to strength of covenant.

Accommodation

Approximate net internal areas:

Ground Floor	1,222 sq ft	113.5 sq m
First Floor Restaurant	726 sq ft	67.52 sq m
First Floor Staff	131 sq ft	12.22 sq m

Total: 2,080 sq ft 193.24 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

Business Rates

Rateable Value	£58,500
Rates Payable (19/20)	£29,484

Interested parties should make their own enquiries with Chesterfield Borough Council (01246 345138).

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

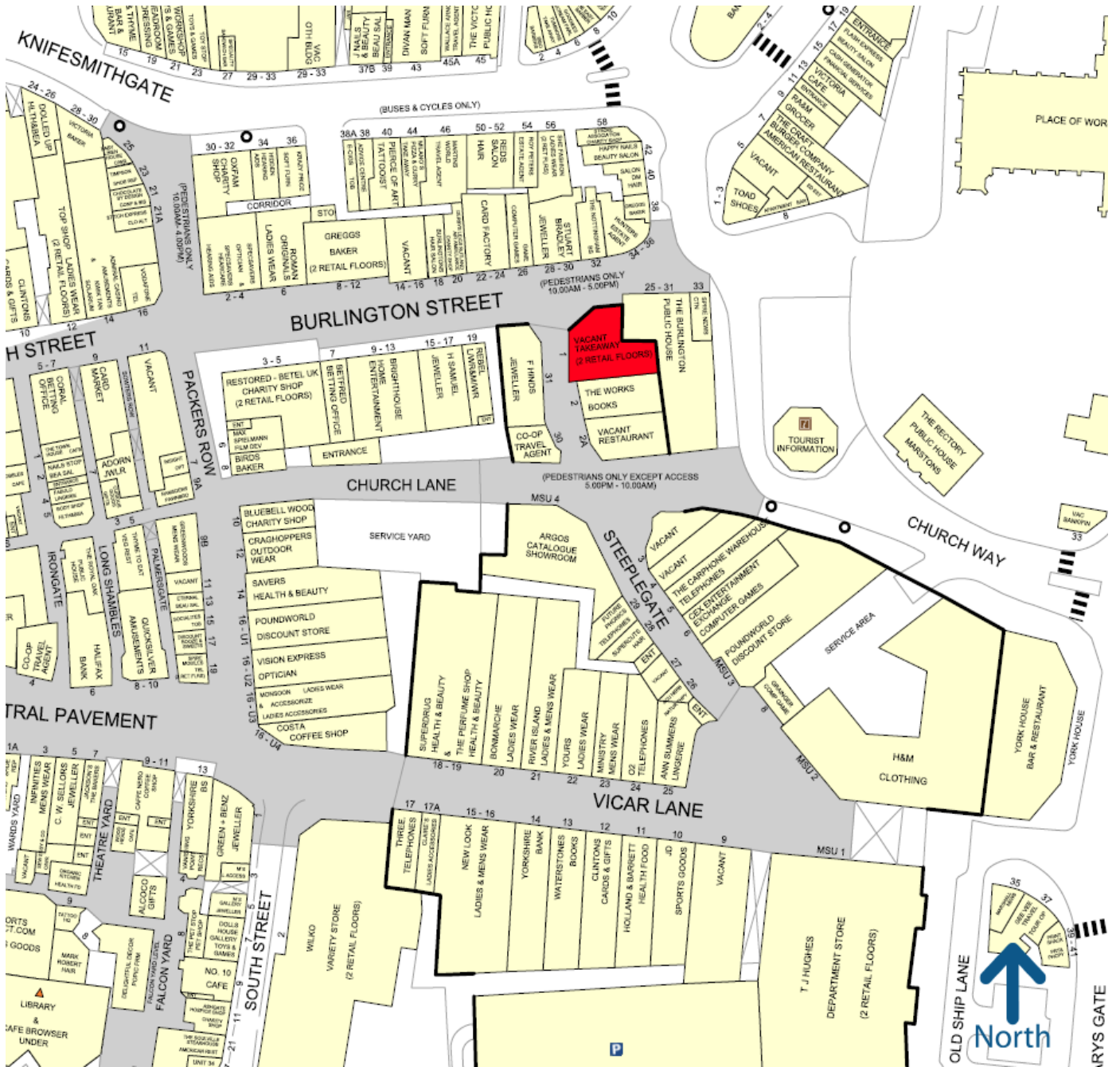
Subject to contract

Chris Walters

chriswalters@hdh.co.uk
T 020 7462 9125

Toby Smith

tobysmith@hdh.co.uk
T 020 7462 9129



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