



## Prominent Town Centre Retail Unit Size 1,775 sq ft (165 sq m)

- Prominent Corner Retail Unit
- Located in the Pedestrianised Town Centre
- First Floor Storage/Office Space

# Prominent Town Centre Retail Unit – For Sale

## Size 1,775 sq ft (165 sq m)

### Location

The property is located on Packer's Row which is one of the pedestrianised retail parades in Chesterfield Town Centre. The property is located a short walk from Chesterfield Market, with easy access to car parking in the local vicinity. The property benefits from a prominent corner position on Packers Row with the adjacent Church Lane, which provides access for deliveries and loading.

### Description

The unit comprises a ground floor retail unit with first floor ancillary storage space. The units benefit from a small kitchenette, WC's and small office at first floor. Along with a larger stock room at first floor. The unit benefits from loading access to the rear via Church Lane. The unit benefits from the following specification:

- LED Lighting
- WC and Kitchen Facilities
- CCTV system and Security Roller Shutter
- Air conditioning
- Speaker system

### Accommodation

We have measured the unit to have the following Net Internal Area: -

Area	Sq M	Sq Ft
Ground floor	79.4	855
First floor	85.5	920
<b>Total</b>	<b>164.9</b>	<b>1,775</b>

The unit has a ITZA floor area of 684 sq ft

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The property is available for purchase. Quoting price is **£250,000 per annum**.

### EPC Rating

This is available upon request.

### Date of Particulars

September 2022



### Further Information

For further information please contact the below.

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