

bothams <sup>1871</sup>



25 Market Place, Chesterfield, S40 1PJ

£40,000 Per Annum



# 25 Market Place

Chesterfield, S40 1PJ

- Ground floor retail premises in the heart of the town centre
- Office space and ancillary accommodation to the first floor
- Air conditioned retail space considered suitable for a variety of uses
- Prominent retail frontage to Market Square
- Additional office space to the first and second floors
- Viewing essential

An opportunity to acquire flexible retail/ office space in the heart of Chesterfield Town Centre on the Market Place, opposite the Market Hall.



## 25 Market Place and 2 The Shambles

Situated in the heart of the Market Town of Chesterfield, the premises provide retail frontage to the main Market Place which has just undergone extensive refurbishment, benefitting from excellent footfall and visibility.

Having previously been occupied as a pharmacy, the premises are ideally suited to a continuing retail use, or alternatively would work well as an office space, beautician, salon or potentially a takeaway/ restaurant fronting on to the Market Place. Security is excellent with electrically operated shutters and an alarm system.

The upper floor offices provide an excellent extension to the space, providing opportunity and flexibility for an occupier to take the whole space. The offices are well presented and provide scope for alternate uses such as treatment rooms if so desired.

The space can be split to take the space separately as required – please see our other listings or contact our office to discuss your requirements.

A viewing is essential to appreciate the accommodation on offer.





## The Accommodation

To the ground floor is an open plan retail space with a small office to the frontage (having previously been a consulting room) which benefits from retail frontage to the market place, which benefits from air conditioning. There is a small store to the rear, with a kitchenette, and an additional store room to the rear.

To the first floor are ladies and gents WC facilities, an office currently utilised for storage, and a kitchen/ staff area – all accessed from the ground floor retail unit.

Also to the first floor is a suite of offices to the frontage, with separate access from The Shambles, comprising of four offices, the most prominent being Office 1 to the frontage with views over the Market Square providing an excellent board room or meeting room. There is also a store room and separate ladies and gent's WC's.

To the second floor is a large open plan office to the frontage, with another office to the rear, a kitchen and staff area and additional ladies and gents WC's.

## Terms

Offered To Let' on new lease/leases term and terms negotiable.

Envisaged is a minimum five year lease to be granted effectively on full repairing and insuring terms in the Landlords standard modern form and in compliance with the principles of the Code for Leasing Practice - longer term in multiples of three years available by negotiation as required.

Rent is quoted exclusive of VAT and the usual tenants outgoings, which will be payable in addition to the rent where required.

Please note any alternate uses or configurations referred to may be subject to obtaining planning permission or building regulation approval, which will be entirely the responsibility of the incoming tenant.

## Insurance

Payable annually to reimburse the Landlords property owner's insurance premium costs.

## Possession

The premises will be available mid July 2026 following - earlier availability may be possible if required - please contact our office to discuss this further.

## Services

Mains gas, electricity, water and drainage services have previously been connected to serve the premises, please contact us to discuss any specific requirements for your desired use and to confirm the continuance of supply as required.

## Local Authority

Chesterfield Borough Council

## Non Domestic Rates

25 Market Place - Entered in the Rating List at £36,500 rateable value under the description of Shop and Premises.

2 The Shambles - Entered in the Rating List at £12,750 rateable value under the description of Offices and Premises.

## References

References will be required to include Bank/financial, two trade or two professional references in satisfactory terms - upon letting to a limited company three years audited trading accounts will be required for consideration, otherwise Directors sureties and/or suitable rent deposit may be required in confirmation of financial standing

## Costs

A reservation fee of £295.00 plus VAT will be payable upon acceptance of an offer, upon receipt of which the property will be marked as under offer and formal Heads of Terms will be prepared and issued to the solicitors accordingly.

Each party are to bear their own legal costs for the preparation and grant of the formal lease documentation, and the tenant to be responsible for registration with Land Registry and any Stamp Duty payments where required or applicable.

Where the incoming tenants represent themselves, they will be expected to pay a contribution towards the Landlords legal costs in connection with the preparation and grant of the required new lease of £500.00 plus VAT - payable upon agreement of terms, the amount of which may be retained to defray abortive costs should the documentation be prepared and submitted and the tenants fail to proceed, or will be taken towards the first months rent upon signing of the lease.

## Material Information

- Prime retail frontage in the heart of Chesterfield Town Centre
- Conventional Construction
- Mains gas, electricity, water and drainage available
- Air conditioning/ HVAC system to heat, cool and ventilate
- Ground floor retail - 87.4 sq.m/ 941 sq.ft. (VOA)
- Part First Floor – 28.6 sq.m/ 308 sq.ft. (VOA)
- Sub-total 25 Market Place – 116sq.m/ 1,249 sq.ft. (VOA)
- Part First Floor (Front) – 52.83 sq.m/ 568 sq.ft. (VOA)
- Second Floor – 130.87 sq.m/ 1,409 sq.ft. (VOA)
- Sub-total 2 The Shambles – 183.7 sq.m/ 1,977 sq.ft. (VOA)
- Overall – 299.7 sq.m/ 3,226 sq.ft. (VOA)
- EPC – Available upon request

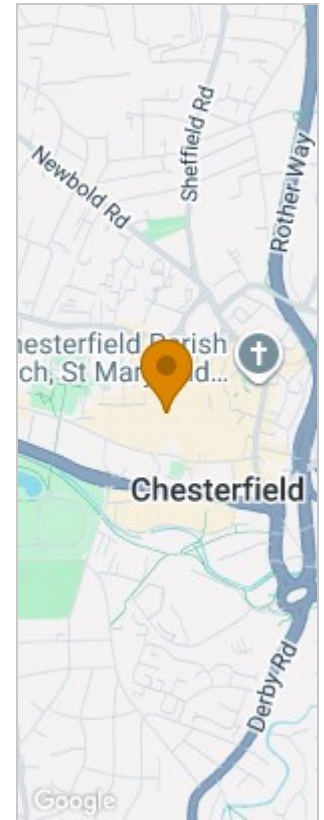
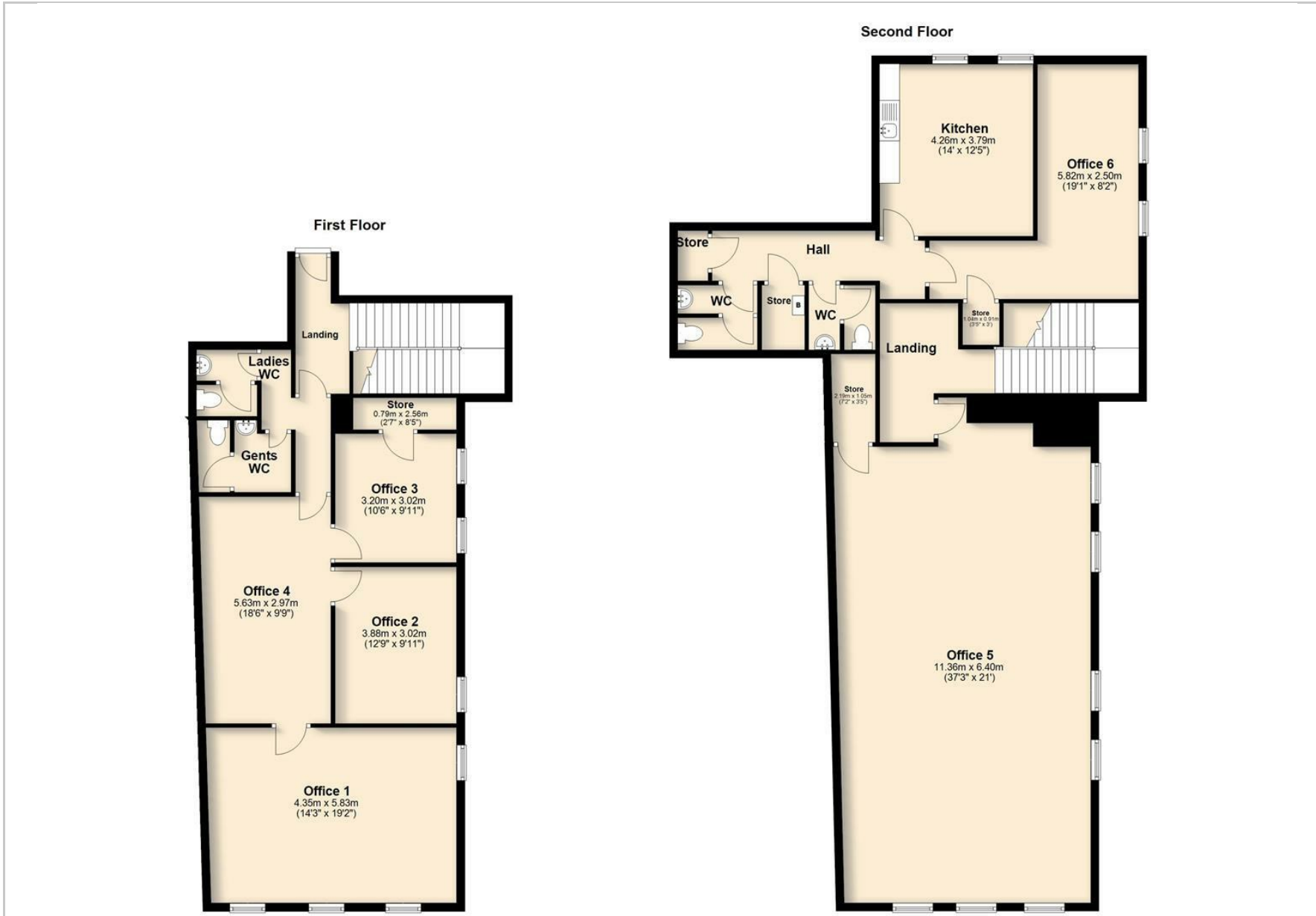


**Ground Floor**



**First Floor**





Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing** Please contact our Chesterfield Commercial Office on 01246 233121 if you wish to arrange a viewing appointment for this property or require further information.

Ravenside House 46 Park Road, Chesterfield, Derbyshire, S40 1XZ  
 Tel: 01246 233121 Email: enquiries@bothams.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.