



**paul-lancaster**  
COMMERCIAL PROPERTY CONSULTANT

## RETAIL PREMISES TO LET

**Unit 3b, Horse Chestnut  
Close, Chesterfield,  
S40 2FL**



### LOCATION

The property is located in a small parade of shops within a popular new-build residential area. Adjacent retailers include, One Stop, Bernados, KoKo Tanning and fast food takeaway. The premises is also located within ¼ mile of ALMA Leisure Park which includes Cineworld, Mcdonalds, Harvester, Nandos and Screwfix.

The property also benefits from free off-road parking immediately outside.

### ACCOMMODATION

The premises are arranged on ground floor only and provides the following approximate floor area:

#### Description

<b>Ground Floor Sales</b>	<b>615.7 sq ft</b>	<b>57.2 sq m</b>
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### LEASE

The premises are available on a new, effectively full repairing (by way of service charge) and insuring lease for a term to be agreed. Length of lease is negotiable, subject to upward only rent review at 5 yearly intervals.

#### Subject to contract

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors of Paul Lancaster Commercial Property Consultant, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Omnia One,  
Courtwood House,  
Silver Street Head  
Sheffield  
S1 2DD

Paul Lancaster  
m: 07798523461  
t: 0114 2792852  
e: paul@paul-lancaster.co.uk  
www.paul-lancaster.co.uk

Tom Lancaster  
m: 07837936710  
t: 0114 2792852  
e: tom@paul-lancaster.co.uk



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## RENT

£12,500 per annum exclusive of VAT, Rates and Service Charge.

## RATES

Description	Shop and Premises
Rateable Value (2021)	£7,700
UBR (2021/22)	49.9p

Please note interested parties are advised to make their own enquiries with the Local Charging Authorities.

## COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

## VIEWING

Strictly by appointment through:-

### Paul Lancaster Property Consultants

Paul Lancaster  
T: 0114 279 2852  
E: paul@paul-lancaster.co.uk

Tom Lancaster  
M: 07837936710  
E: tom@paul-lancaster.co.uk

## EPC

Available on request

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