

# TO LET

## Unit 7, 8 Steeplegate Vicar Lane Shopping Centre Chesterfield



### Location

Vicar Lane Shopping Centre is located in the heart of Chesterfield town centre, positioned between the famous Crooked spire and the markets, providing prime retail accommodation located along Steeplegate and Vicar Lane. Chesterfield is home to one of the largest open air markets in the UK.

The centre's tenants include H&M, River Island, New Look, JD and Waterstones. There is a 390 space multi-storey car park.

The subject unit is located on Steeplegate, close to Supercuts, CEX, TJ Hughes, Poundworld and Deichmann Shoes.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	685	63.6

### Rent

We are seeking rental offers in the order of £37,500 per annum exclusive

### Tenure

Subject to securing formal vacant possession, the unit is offered on a new fully repairing and insuring lease for a term of years to be agreed.

### Business Rates

We understand that the unit is assessed under the 2017 revaluation at £25,500 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Chesterfield Borough Council.

### Service Charge

The on-account service charge for the year 2018 stands at approximately £2,490.26

### EPC

Energy Performance Asset Rating - D

### Legal Costs

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

### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT  
WITHOUT PREJUDICE

Details prepared June 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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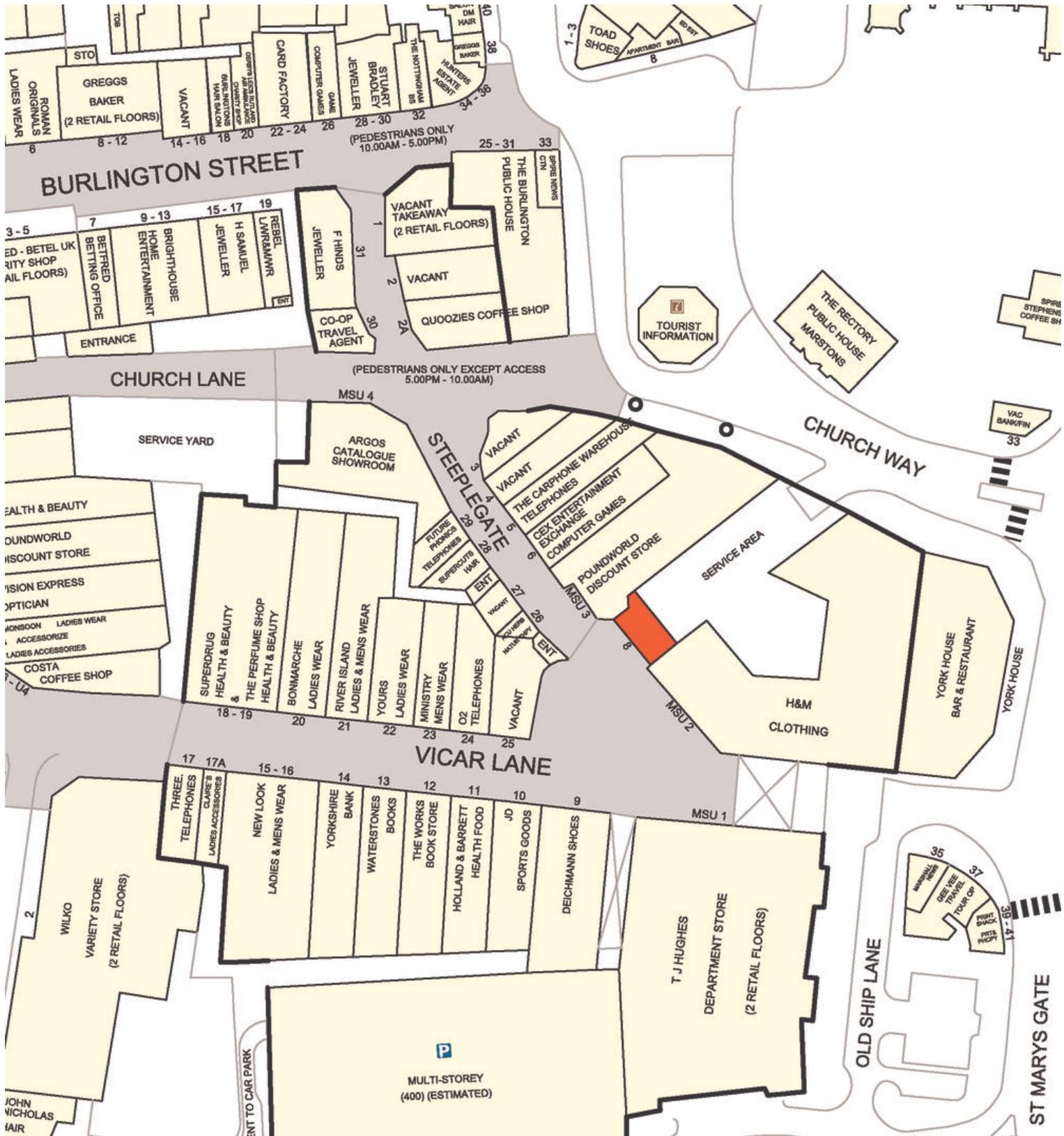
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