



# CLASS E UNIT FOR SALE/TO LET IN CHESTERFIELD

**27 MARKET PLACE, CHESTERFIELD  
S40 1PJ**



## Location:

The subject property is located in Chesterfield, the second largest town in the county of Derbyshire. The premises occupies a prominent position on the east side of Market Place within the prime retail pitch and benefits from the footfall generated by Chesterfield Markets, which is open 4 days a week (Monday, Thursday, Friday and Saturday) between 9am and 4pm.

Chesterfield Station (CrossCountry, Northern and EMR rail services) is located 0.5 miles away from the subject property.

Nearby well-known multi-national retailers include: Santander, M&S, Primark, HSBC, Clarks, Boots and EE, amongst many others.

## Accommodation:

The unit is arranged over a Ground, First and Second Floors and Basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,938 sq. ft.</b>	<b>(180.1 m<sup>2</sup>)</b>
<b>First Floor:</b>	<b>1,742 sq. ft.</b>	<b>(161.8 m<sup>2</sup>)</b>
<b>Second Floor:</b>	<b>473 sq. ft.</b>	<b>(43.9 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>837 sq. ft.</b>	<b>(77.8 m<sup>2</sup>)</b>

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered STP.

## Price:

Freehold Interest –

Offers in the Region of £400,000.

Leasehold Interest –

£40,000 per annum exclusive for a term to be agreed.

## Lease Terms:

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

