

TO LET

SHOP PREMISES

23 KNIFESMITHGATE

CHESTERFIELD S40 1RL



Location

A prominent secondary location near to the old Chesterfield Departmental Store now being re-developed to form retail and A3 uses and hotel, with Marks and Spencer, Primark, Timpson Shoes, The Hearing Centre, Oxfam and other local and national retailers nearby and the High Street can be seen from the Unit.

Description

The property comprises a ground floor retail sales shop situated in a parade of shops fronting to Knifsmithgate and being in an established and busy trading location.

Accommodation

Internal Width **14'7" (4.45m) widening to 15'3" (4.65m)**

Built Depth **38'6" average (11.74m)**

Retail Sales Area **500 sq ft (46.45 sq m)**

Kitchen/ Store **100 sq ft (9.29 sq m)**

Rating Assessment

From verbal enquiries of Chesterfield Borough Council we understand the premises are assessed for rating purposes as follows:-

Rateable Value **£11,250**

Interested parties should make their own enquiries of the rating department of Chesterfield Borough Council.

Lease Terms

The premises are available on new effective full repairing and insuring Lease for a term to be agreed with rent reviews at 3 yearly intervals. The tenant being responsible for all repairs and decoration and for paying a service charge in respect of repairs to the main structure of the building of which the premises form part and for a proportion of the Landlord's insurance premium in respect of the building and loss of rent and for a proportion of management charges.

Rental

Offers around £12,000 per annum.

Legal Costs

Each party to pay their own legal costs.

EPC

Rating C (19th May 2009)

Viewing

Strictly by appointment with W T Parker.

VAT

Value Added Tax may be applicable to this transaction, but at the present time VAT is not chargeable on the rent. You are advised to consult your Accountants for further information.

References

The last three years audited accounts will be required from Limited Liability Companies for examination together with previous Landlord's reference and Banker's reference. Sole traders and partnerships will be required to provide a Banker's reference together with references from previous Landlords, Solicitors, Accountants and three trade references.

AF/DB/180802Marketing Particulars – 23 Knifsmithgate

ALL NEGOTIATIONS MUST BE MADE THROUGH W. T. PARKER

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary interested parties should note that:- 1) These particulars are given without responsibility of W. T. Parker or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants. 2) W. T. Parker cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the accuracy of each of them. 3) The vendors or lessors and neither W. T. Parker or any employee of W. T. Parker (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. 4) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessors must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice. 5) Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their Solicitors. 6) Information on Rating Assessment and Town and Country Planning matters has been outlined by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. 7) All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, do not warrant the condition or serviceability of the installations referred to as no tests on the services have been carried out.

The photograph(s) illustrate only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required and you are advised to inspect the premises.

W. T. Parker have not tested any apparatus, equipment, fittings or services and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. The buyer is advised to obtain verification from their own Solicitors or Surveyor.

Any plans are published for the convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract.