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Unit 6 Cavendish Walk, Chesterfield, S44 6DB

£715 Per Calendar Month





Unit 6 Cavendish Walk

Chesterfield, S44 6DB

- Excellent retail space of 869 sq.ft/ 80.765 sq.m
- Desirable courtyard setting close to a variety of occupiers
- Available Immediately on a new lease - term and terms negotiable
- Recently refurbished to an excellent standard throughout

A modern retail shop unit of 80.765 sq.m/ 869 sq.ft within a desirable courtyard setting within the heart of Bolsover, a short distance from the new Morrisons development.

A viewing is essential to appreciate the quality of the accommodation.



Unit 6 Cavendish Walk

An attractive retail unit within a desirable courtyard setting in the heart of the market town of Bolsover, which has undergone an extensive refurbishment with new uPVC double glazed shop display windows providing an excellent frontage. Considered suitable for a wide range of uses, a viewing is essential to appreciate the accommodation on offer.

The Accommodation

The premises provide a spacious open-plan retail space of 44.344sq.m/ 477 sq.ft to the ground floor, with stairs rising to the additional first floor space.

To the first floor is a kitchen facility and a WC facility which have been refitted to an excellent standard in recent years, and an additional open plan area of additional retail/ office/ storage space of 36.421 sq.m/ 392 sq.ft.

Rent

£165 per week exclusive, equating to £8,580 per annum/ £715 per calendar month, exclusive of non-domestic rates, V.A.T. And the usual tenant's outgoings.





Services

Mains electricity, water and drainage services have previously been connected to serve the premises. Continuation of connections and supply have not been confirmed, and should be checked by any prospective tenant. The property is heated via electric heaters.

Terms

Available 'To Let' - term and terms negotiable. Envisaged is an internal repairing and insuring lease for a term of three years or longer term in multiples of three years as required.

Rates

Entered in the Rating List at £8,000 Rateable Value under the description of Shop and Premises.

Small Business Relief is be available to qualifying occupiers, meaning no rates will be payable.

Insurance



Payable annually in respect of a contribution towards the Landlords property owners insurance premium costs.

Possession

The premises are available immediately on completion of legal documentation and payment of any costs/ bond/ rent in advance required.





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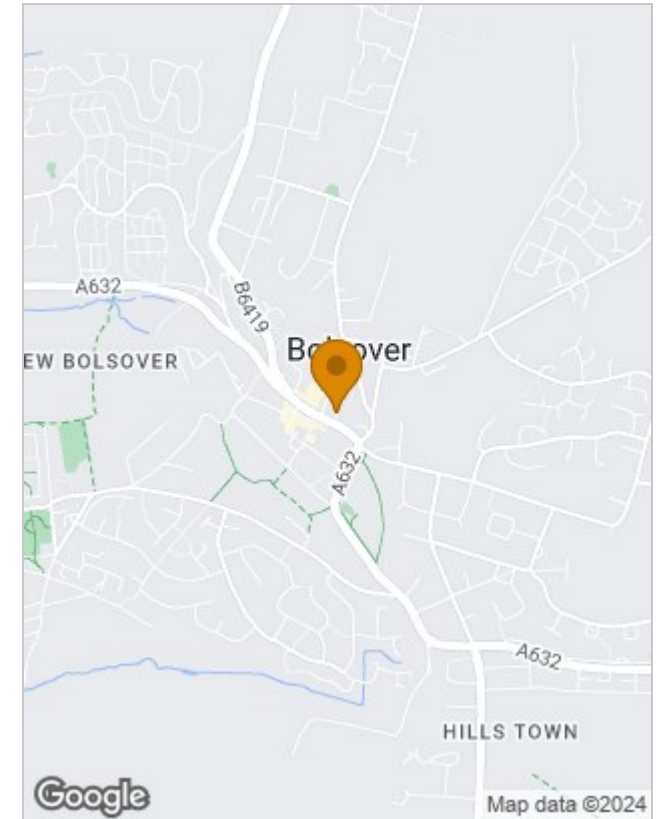
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 Fletchers

Floor Plans



Location Map



Energy Performance Graph

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.

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.