

bothams <sup>1871</sup>



26 Market Place, Bolsover, S44 6PN

£900 Per Calendar Month





# 26 Market Place

Bolsover, S44 6PN

- Prime town centre retail sales shop & premises
- Retail sales shop 481 sq. ft., 44.68 sq. m approx.
- Store room
- Separate office space
- Term & terms negotiable
- Prominent situation on corner of Market Place & Cotton Street
- Rear lobby
- First floor: Ancillary storage/preparation/office of 227 sq. ft., 21.09 sq. m approx.
- To let on new lease

\*TO LET\*

PROMINENT RETAIL SALES SHOP AND PREMISES  
OF 836 SQ. FT., 77.66 SQ. M APPROX.

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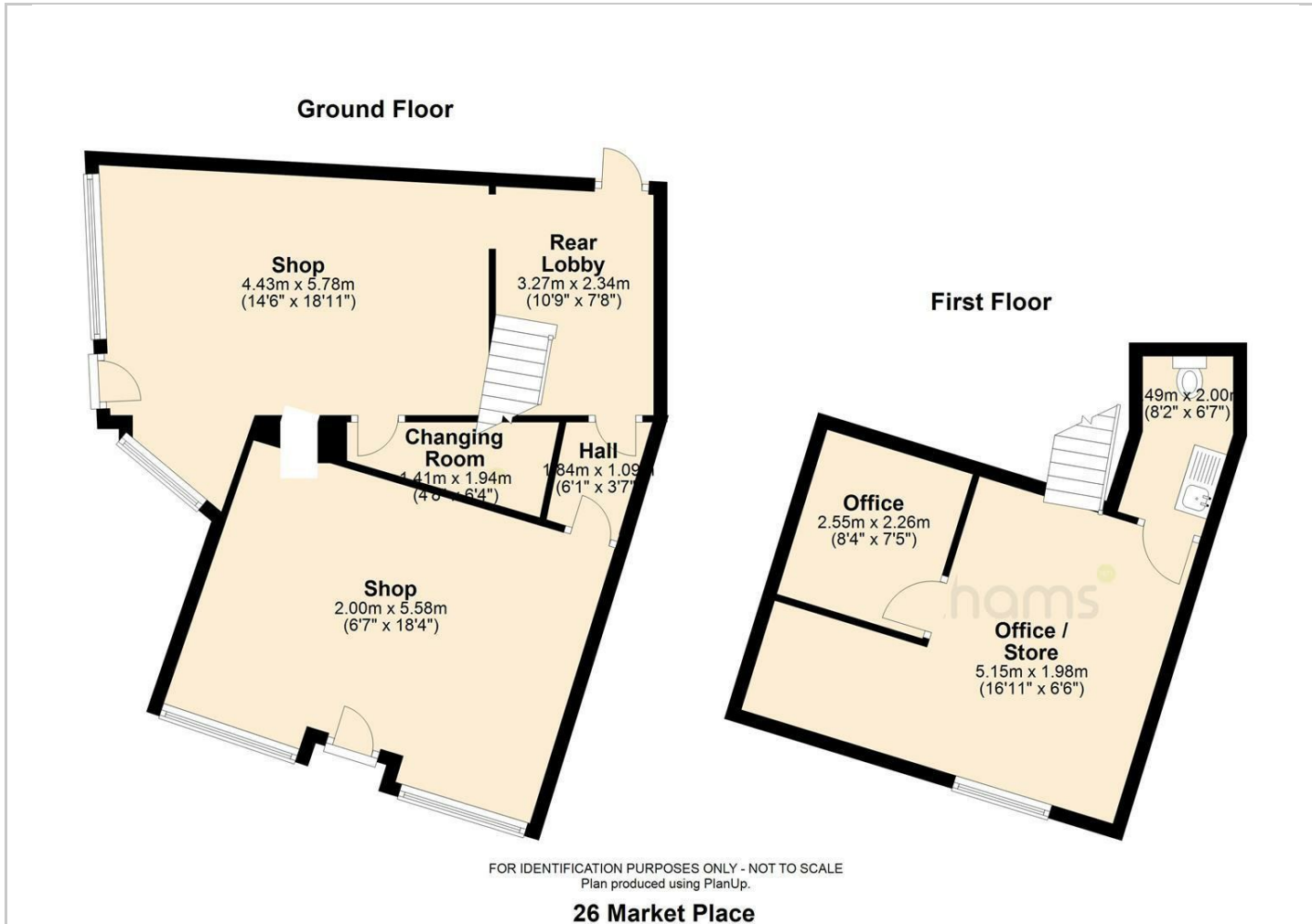
[Net internal areas](#)

|                                |                             |
|--------------------------------|-----------------------------|
| Ground floor                   |                             |
| Sales - Market Place frontage  | 17'6" x 14'0" (5.33 x 4.27) |
| Sales - Cotton Street frontage | 19'0" x 12'3" (5.79 x 3.73) |
| Changing room                  | 5'9" x 3'1" (1.75 x 0.94)   |
| Rear lobby                     | 10'9" x 7'8" (3.28 x 2.34)  |
| Store room                     | 6'8" x 3'4" (2.03 x 1.02)   |
| First Floor                    |                             |
| Storage/office                 | 17'3" x 14'4" (5.26 x 4.37) |
| Office                         | 8'5" x 7'4" (2.57 x 2.24)   |
| WC                             | 6'6" x 3'6" (1.98 x 1.07)   |

Directions



## Floor Plans



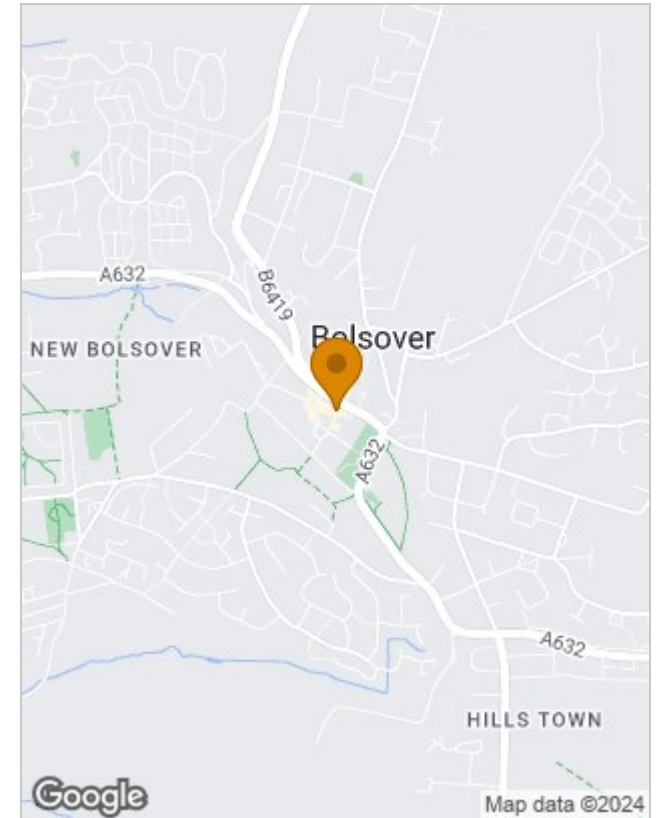
## Viewing

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.

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Tel: 01246 233121 Email: enquiries@bothams.co.uk

## Location Map



## Energy Performance Graph

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |