

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



GROUND FLOOR RETAIL PREMISES

32 Glumangate, Chesterfield – S40 1TF

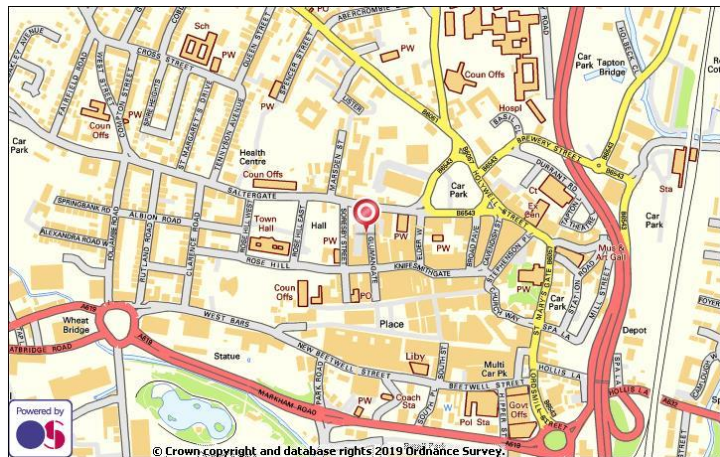
- 60.78 SQ. M. (654 SQ. FT.)
- Ground floor open plan retail unit with basement storage
- Located in popular professional/financial street
- Suitable for a variety of uses (Subject to consent)

TO LET

LOCATION

The premises are located on Glumangate to the north fringes of Chesterfield town centre within walking distance of the central market square and pedestrianised shopping district.

Surrounding occupiers include national and local tenants; estate agents, solicitors, accountants, restaurants.



DESCRIPTION

The property comprises a self-contained, ground floor, open plan retail unit with a glazed front display to Glumangate. The rear of the property houses two individual offices, a kitchen and single WC.

The property benefits from useful basement storage accessed internally.

ACCOMMODATION

Description	Area (sq.m.)	Area (sq.ft.)
Retail	48.43	521
Office	3.85	41
Rear Office	4.97	53
Kitchen	3.53	38
WC		
Basement	17.50	188
TOTAL	78.28	841

BUSINESS RATES

The premises have a rateable value of £9,800. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

TERMS/RENT

The property is available by way of a new internal repairing and insuring lease at a term to be agreed at an asking rent of £12,000 per annum exclusive.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

Each party is to be responsible for their own costs.

VAT is not applicable.

Energy Performance Certificate HM Government
Non-Domestic Building

32 Glumangate
CHESTERFIELD
S40 1TX

Certificate Reference Number:
0970-0630-3089-6701-6002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

117

This is how energy efficient the building is.

Less energy efficient

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Jake Bond
 Tel: 0114 276 0151
 Email: jake@markjenkinson.co.uk

Disclaimer – June 2019

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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