



LWE

Commercial Property Advisers

TO LET

RETAIL UNITS

Horse Chestnut Close, Chesterfield, S40 2FL



Newly Constructed Retail Unit

Scheme Anchored by One-Stop Convenience Stores (a Tesco Brand)

Floor Area 1,300 sq ft/121 m²

18 Shared Car Parking Spaces

Over 500 New Homes Adjacent with Further Development to Follow

To Let on New Effectively Fully Repairing & Insuring Lease

TERM FROM JUST 5 YEARS

RENT – £12,000 p.a.x. + V.A.T.

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

Trevorrow Crescent is the main distributor road of the new Spires housing development, situated on the west side of the A61 Derby Road, a short distance to the south of the Horns Bridge Roundabout Intersection of the A61 Derby Road with the A617 dual carriage way leading to the M1 Motorway at Junction 29. The Spires residential development has over 500 new homes being constructed by Barratts in Phase I, where over 200 are already completed. The locality also has good catchments from the large volume of existing residential property in the area.

Description

The subject property is part of the local centre on Trevorrow Crescent within the Spires development, which is anchored by One-Stop Convenience Stores (a Tesco brand). Unit 2 is occupied by Barnardo's, whilst Unit 4 operates as the Village Fryer Hot Food Take Away.

The building is a newly constructed three storey unit faced in red brick and rendered masonry, beneath a pitched tiled roof. The Ground Floor area comprises 6,270 sq ft of retail space, beneath two floors of one- and two-bedroom apartments.

The remaining available property is **Unit 3**, which would suit operators such as Hairdressers, Baker, Chemist, Beauty Salon, Sandwich Shop, Fashion Retailer or Hardware Store and provides 1,300 sqft (121 sqm).

The development provides eighteen shared car parking spaces and staff parking to the rear, along with servicing.

Rents

Commencing rent of £12,000 per annum exclusive for each unit.

Terms

The units are available on new leases for multiples of 5 years with 5 year upward only rent reviews.

Incentives

The landlord will grant UP TO ONE YEAR RENTAL INCENTIVE, subject to the tenant's financial status. Alternatively, the landlord will offer a Capital Contribution to the tenant's fitting out costs.

Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

Planning

The units currently have planning consent for open A1 (retail), A2 (financial services) and A3 (cafes and restaurant) consent but other uses may be possible subject to planning consent. Further enquiries for use class should be made to the letting agent.

Rates

We are advised by the Valuation Office Agency Rating Lists that the property had a Rateable Value in the April 2010 list of £17,750, making rates payable of approximately £7,260 per annum

VAT

Value added tax will be payable on the rent, service charge and all other outgoings under the lease agreement.

All Enquiries to Joint Agents

LWE Commercial Property Advisers - Jamie Smyth - 07725799437

Wilkins Hammond Commercial - Richard Wilkins - 01246 555511

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