

TO LET

**UNIT 1
36 MARKET STREET
CLAY CROSS
S45 9JE**

- MAIN ROAD RETAIL AND OFFICE PREMISES
- CAR PARKING TO REAR
- AVAILABLE IN PART OR AS A WHOLE
- 120.77 - 315.87 M2 (2,100 - 3,400 SQ.FT)



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Location

Clay Cross is a former mining town located in North East Derbyshire approximately 6 miles south of Chesterfield. Clay Cross is accessed directly off Junction 29 of the M1 motorway and is within close proximity to the A61 connecting Chesterfield with Alfreton.

The subject property is located on Market Street within close proximity to a number of new retail led development schemes with occupiers including Tesco, Fulton Foods and Dominos Pizza.

Description

The property comprises a substantial ground floor retail/ office unit forming part of an established parade.

Offered as individual retail and office units, or as a whole the accommodation briefly provides an open sales area with offices and kitchen and w/c facilities built out.

To the rear of the property is a large car park for customer use.

Accommodation

The Total Approximate net/gross internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	3,400	315.86
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £24,750

EPC

The property has been assessed with an EPC rating of E (111)

Terms

The premises are available to let as a whole or in parts by way of a new full repairing and insuring lease for a term to be agreed.

Details of the potential split are available upon request.

Rental

£15,000 - £25,000 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

The ingoing tenants are to be responsible for the landlords legal fees incurred

Viewing

By arrangement with the joint agents:-

Jonathan O'Connor

Direct Line: 01274452021

Email: jonathan.oconnor@walkersingleton.co.uk

Or

Mark Jenkinson & Son
0114 276 0151

Ref: 37250

Sep 18



Raven House, Kingsgate, Bradford, BD1 4SJ

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