



## In-Store Unit 3

1 Barnfield Close, Staveley, Chesterfield, S43 3UL

### IN-STORE RETAIL UNIT

**407 sq ft**  
(37.81 sq m)

- Located within 73,000 sq ft - supermarket
- High Footfall
- Incentives available



# In-Store Unit 3, 1 Barnfield Close, Staveley, Chesterfield, S43 3UL

## Summary

<b>Available Size</b>	407 sq ft
<b>Rent</b>	£10,500 per annum
<b>Business Rates</b>	Business rates are included in the rent
<b>VAT</b>	Applicable. All figures quoted are exclusive of VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

The unit is fitted with a suspended ceiling with integrated lighting and is located by one of the entrances to the store with the benefit of a display window on to the car park.

## Location

The unit is situated within a Morrisons Food Store, with other occupiers within the store including a barbers and mobile phone/computer shop. The Morrisons Store comprises some 80,000 sq ft together with a Petrol Filling Station and large free car park. The store is prominently located in the centre of Staveley.

## Terms

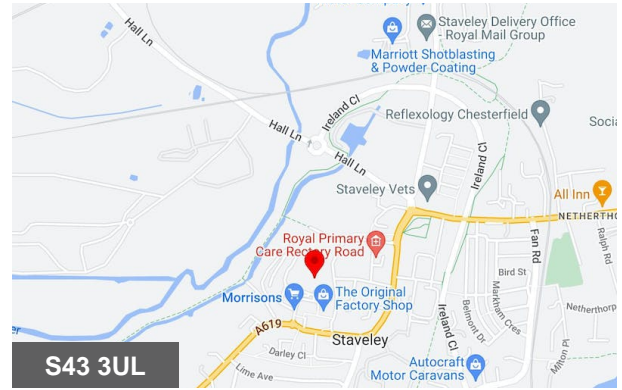
The unit is available by way of a new lease for a term to be agreed at a commencing rental of £10,500 per annum exclusive of service charge, insurance, VAT and utilities.

## EPC

An Energy Performance Assessment has been commissioned.

## Planning

We understand the unit has E Class planning consent but advise interested parties to make their own enquiries via the local authority.



## Viewing & Further Information



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