



-FBTFXSN

3, 6, 9, or 12 years

### Rent

£8,000 per annum

### Services

All main services connected.

In addition to the rent there is a service charge of £1,500p.a

### Location

Chesterfield is a historic market town located 24 miles north of Derby, 11 miles south of Sheffield and 6 miles from Junction 29 on the A1. Chesterfield is the second largest town in Derbyshire, after the city of Derby.

### Business Rates

Chesterfield Borough Council

Please contact Chesterfield Borough Council directly to confirm any Business Rate Relief you may be entitled to.

**Rateable Value** £5,000

### Viewing

By appointment only through Roy Peters Estates

### Possession

Immediate, on completion of the lease.



## MISREPRESENTATION ACT 1991

Roy Peters Estates (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property [or whom they act, give notice that:

- (i) these particulars are a general outline, [or the guidance of prospective purchasers or and do not constitute the whole or any part of] an offer or contract;
- (ii) Roy Peters Estates cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions [or use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Roy Peters Estates (and their Joint Agents where applicable) has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
- (iv) prices / rent quoted in these particulars may be subject to VAT in addition; and
- (v) Roy Peters Estates will not be liable, in negligence or otherwise, [or any loss arising from the use of the particulars.

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