To Let
Retail Unit

Prime Shopping Centre Unit
Unit 10, The Pavements Centre, Chesterfield

Location
Chesterfield is a busy market town at the edge of the Peak National Park with a population of c. 100,000 people (2001 Census). It is 11 miles south of Sheffield.

Description
The Pavements Centre comprises a single level mall of c. 103,000 sq ft and provides the only covered shopping centre environment in the town. It anchored by Tesco Metro and Boots The Chemists. Other occupiers include WHSmith, and Poundland.

The centre has a footbridge link to the adjacent multi-storey car park (c. 500 spaces) and has an escalator link from the parade of bus stops on Beetwell Street. All shop units benefit from secure 24 hour basement servicing.

VAT
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Schedule of Accommodation

<table>
<thead>
<tr>
<th>Description</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Sales Area</td>
<td>640</td>
<td>59.40</td>
</tr>
<tr>
<td>Basement Storage</td>
<td>502</td>
<td>46.60</td>
</tr>
<tr>
<td>Net Internal Area</td>
<td>1,142</td>
<td>106</td>
</tr>
</tbody>
</table>

Business Rates
Rateable Value - £40,250
Rate in the £ 2018/19 - £0.493
Rates Payable - £19,843

Interested parties are advised to verify these figures with Chesterfield Borough Council: 01246 345138

Lease Details
Term - Negotiable.
Rent - £25,000 per annum exclusive.
Repairs - Full repairing and insuring.

EPC

Green Deal Information
The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate
Certificate Reference Number: 0250-5907-0347-5210-3030

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. The certificate also gives details of any energy efficiency measures installed in the building.

Energy Performance Asset Rating

Technical Information

<table>
<thead>
<tr>
<th>Benchmark</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main heating fuel</td>
<td>Grid Supplied Electricity</td>
</tr>
<tr>
<td>Building environment</td>
<td>Heating and Natural Ventilation</td>
</tr>
<tr>
<td>Total useful floor area (m²)</td>
<td>112</td>
</tr>
<tr>
<td>Building complexity (NOS level)</td>
<td>3</td>
</tr>
<tr>
<td>Building emission rate (kgCO₂/m²)</td>
<td>70.82</td>
</tr>
</tbody>
</table>

Buildings similar to this one could have ratings as follows:

If newly built
If typical of the existing stock

Viewing and Further Information
Further information is available by contacting the sole agents:

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Lambert Smith Hampton
028 90 269251
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Unit 10, The Pavements Centre, Chesterfield

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