

White & Co
CHARTERED SURVEYORS



TO LET

**BUILDERS YARD/COMMERCIAL
PREMISES 858 SQ M (9,234 SQ FT)**

**194 - 196 NEWBOLD ROAD
CHESTERFIELD
S41 7AF**

LOCATION

The property stands on Newbold Road, which is an arterial route linking Newbold with Chesterfield Town Centre which lies approximately 1 mile to the south east.

DESCRIPTION

The property comprises a builder's yard with offices and stores and having display windows to the front of the building facing Newbold Road. There is an extensive, hard surfaced, secure yard to the rear and a car parking area to the front of the site. The property is considered to be suitable for a variety of uses subject to planning consent.

ACCOMMODATION & SITE

The property has the following Net Internal Floor Area:-

	Sq M	(Sq Ft)
Ground Floor	367	(3,950)
First Floor	190	(2,045)
Workshop	227	(2,443)
Garages	74	(796)
Basement	-	-
Total Usable Space	858	(9,234)

The overall site area extends to 0.38 Ha (0.95 acres).

TENURE

The property is available on a new lease on flexible terms.

RENT

£45,000 per annum exclusive, subject to VAT.

RATEABLE VALUE

The property has a Rateable Value of £38,000 per annum and is described in the 2017 listing as "Showroom and Premises".

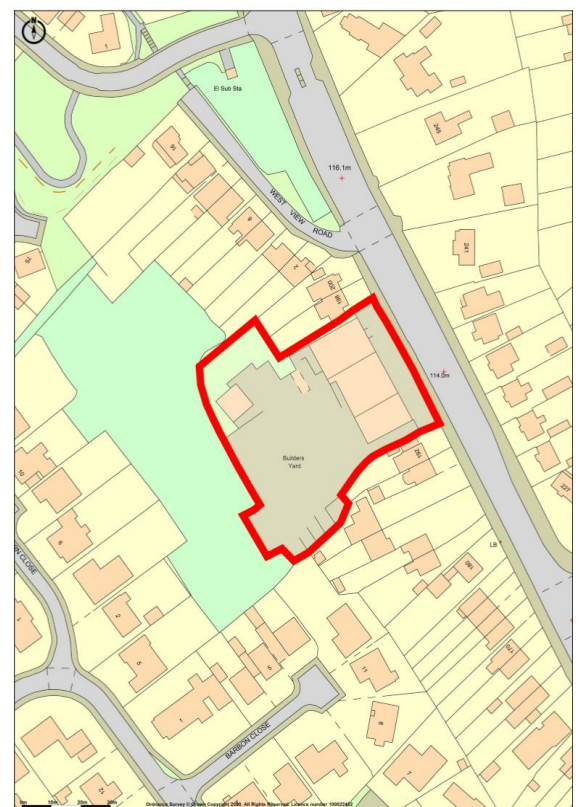
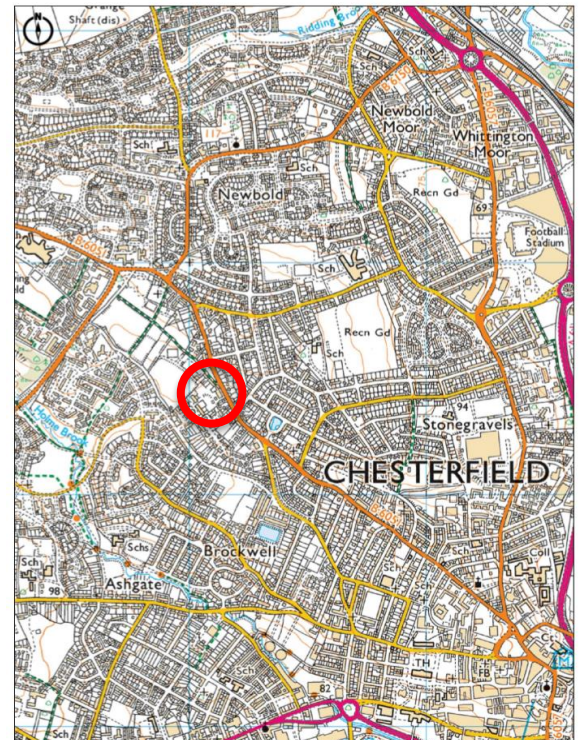
EPC

An EPC is available on request.

VIEWING

By prior arrangement with the sole agent Jason White.

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