



131

**Chatsworth Road  
Chesterfield**



**Innovative Contemporary Architecture and Design**

This is Chesterfield's most fashionable retail location at the heart of the re-birth of Chatsworth Road.

# 131

131 is a first for Chesterfield, combining the opportunity for high quality shops and restaurants to capitalise on the strengths of this unique location to the west of Chesterfield on it's principle arterial route to the most affluent suburbs of the town, to the Peak District, Bakewell, Baslow and Chatsworth itself.

There are a total of 14 units which may be taken individual or in multiples, combining units, either at ground floor or ground and first.

The strength of the design of the centre is in it's colonaded ground floor walkway, covered first floor balcony, dedicated off street parking and external terraced areas for use in conjunction with the restaurants.

The simplified floor plan shows the configuration of individual units, detailed plans are available on request.

### What type of Retail?

A broad range of uses are possible because of the innovative planning permission that has been secured. The full range of retail and quasi-retail uses are permissible including restaurants, delicatessen and coffee shops. Also possible and perhaps best located to the first floor, units may be used as offices and design studios.

### Restaurants

Units 1a and 2a are specifically designed with the restaurant in mind. These can be let separately or combined and include the outside terraced areas on which tables may be set. Because of the size and



configuration of these units, they would also be well suited to high quality showrooms.

### Specification

Each unit will be completed to a shell specification to be fitted out by the occupiers to their own particular requirements.

### Rateable Value

The property has not yet been formally assessed for rates, but the agents will be able to provide you with an estimate of the rates payable in the current financial year.

### Services

Mains water, electricity and drainage are available to all units, a number already have gas supplies, but this service can be brought to any units as required.

### Rent and Lease Terms

For details of the rents and lease terms, please contact the joint agents.

### Service Charge

A modest service charge currently estimated at £1.00per sq ft per annum will be payable by occupiers to cover the cost of insurance, external maintenance and security.

### Security

Security is provided by 24/7 CCTV monitoring.

### Further Information

Any further information that you may require including copies of scale floor plans are available from either of the agents who will also be happy to talk through any further queries that you may have and of course arrange an appointment to view.

## CONTACTS:



0114 281 9990

[guy@guyrusling.com](mailto:guy@guyrusling.com)

**Fishwick & Co.**  
BUSINESS TRANSFER & COMMERCIAL PROPERTY AGENTS

01246 558995

## LOCATION:



A BLUE DEER  
DEVELOPMENT

