

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Unit 2, 36 Market Street, Clay Cross S45 9JE**



- **Prime Retail Unit in the Heart of Clay Cross**
- **Great Location Fronting Market Street**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Quoting £13,500 Per Annum**
- **948 sq ft (88.1 sq m)**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)





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## LOCATION

The property is ideally positioned in the heart of Clay Cross, with great access to Chesterfield, Alfreton, and the M1 Motorway.

The unit occupies a prominent location within the town with nearby occupiers including Iceland Foods, Peak Pharmacy, Age UK and Natwest.

Market Street itself receives a large amount of footfall and passing traffic and is located close to the new development on Bridge Street North which is the home of Tesco Extra, Poundland, Timpson and Pets at Home.

## DESCRIPTION

The available unit is 948 sq ft on the ground floor and occupies an prominent position on Market Street.

The unit has good frontage directly on to the high street thus providing an excellent signage opportunities.

Internally, the property is in good condition and comprises an open sales area on the ground floor with kitchen, store and WC to the rear.

The shop front benefits from an electric roller shutter for security and there is a small yard / car park to the rear.

There is also an abundance of additional car parking close-by.

## ACCOMMODATION

(All net areas are approximate)

**Ground Floor**                      **948 sq ft**                      **88.1 sq m**



## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

We are quoting **£13,500 per annum exclusive**.

## VAT

VAT will be payable.

## USE

The property currently benefits from an 'E' use class, which includes retail, professional services, cafes although other uses will be considered subject to planning.

## RATING

Interested parties are invited to make their own enquiries with the relevant authority.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

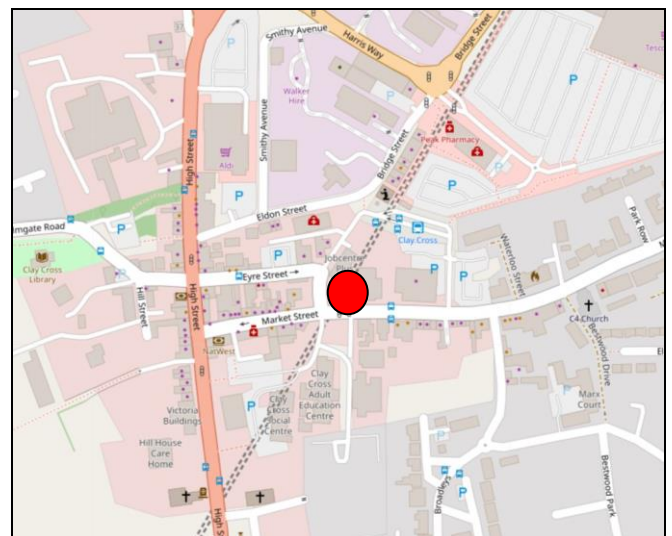
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

**07738 335 482**



**SUBJECT TO CONTRACT AND AVAILABILITY**

**May 2023**