

6a Tallys End

Barlborough, Chesterfield, S43 4WP



TO LET

134.34 SQ M
(1,446.02 SQ FT)

£30,000 PER ANNUM

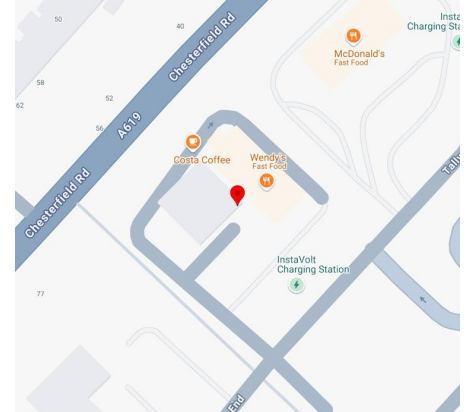
**Shell Retail Unit adjacent
to Costa Coffee and
Wendy's**

- Close to J30 M1
- Near Wendy's and McDonald's
- On Site Parking
- Glazed Shopfront

0114 282 3080
www.mjbcpc.co.uk

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Summary

Available Size	134.34 sq m / 1,446.02 sq ft
Rent	£30,000 per annum
EPC	B (39)

Description

The property comprises a modern purpose built retail unit arranged over ground and first floors with the benefit of on site car parking.

Location

The property is situated directly off Chesterfield Road (A619) at Barlborough 0.4 miles from Junction 30 of the M1. Nearby occupiers include Costa Coffee, Wendy's, McDonald's and The Treble Bob (Harvester).

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Sales	953.90	88.62
1st	Sales/Ancillary	45.72	4.25
Total		999.62	92.87

Terms

The property is available to let on a new lease on terms to be agreed.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Viewings

Strictly by appointment with the sole agents.



Matthew Barnsdale

07736 791146

mbarnsdale@mjbcp.co.uk