

TO LET



RETAIL/OFFICE PREMISES (1,249 – 3,226 SQ FT)

**25 Market Place & 2 The Shambles
Chesterfield, Derbyshire
S40 1PX**

- Pedestrianised location
- Located in the heart of Chesterfield Town Centre
- Possible split between retail/office

LOCATION

Chesterfield is a market town in Derbyshire approximately 24 miles north of Derby and 13 miles south of Sheffield. It has a core catchment population of approximately 156,000. The subject property is situated on The Shambles which runs just off High Street which is the main shopping street in Chesterfield. The property fronts the busy and popular Market Square (occurring every Monday, Thursday, Friday and Saturday) and is a fully pedestrianised location with strong footfall.

DESCRIPTION

The property provides retail accommodation on the ground floor and two upper floors which are predominantly office space accessed via a separate entrance on the Shambles. The first floor has a closed plan with main reception/waiting room area, WCs and three smaller sized partitioned rooms. The second floor office suite is open plan in layout. A kitchen and WCs are located on the second floor.

The office suites are fitted out to a high standard with suspended ceilings, contemporary lighting, and HVAC system to heat, cool and ventilate. The accommodation is carpeted throughout.

ACCOMMODATION

As taken from the VOA, the areas are as follows:

Ground floor retail	87.4m ²	(941 sq ft)
Part 1 st floor	28.6m ²	(308 sq ft)
Part 1 st Floor office	52.83m ²	(568 sq ft)
2 nd Floor office	130.87m ²	(1,409 sq ft)
Total	299.7m²	(3,226 sq ft)

LEASE

The property is available by way of a new fully repairing lease for a term of years to be agreed for an initial quoting rent of **£35,000pa.**

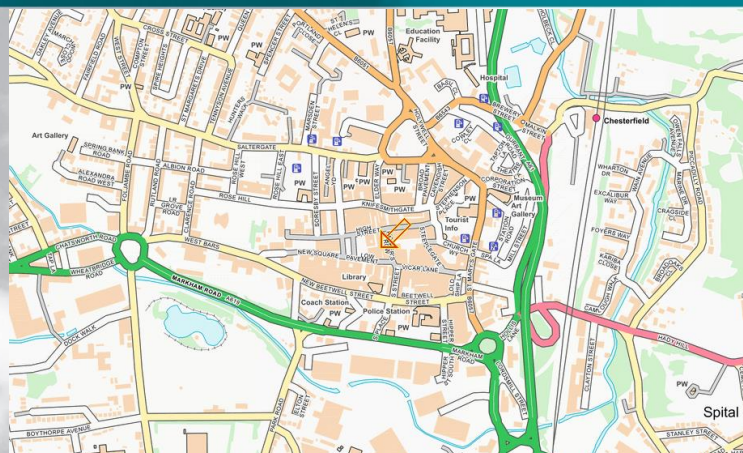
Our client would consider splitting the property into the following demises:

Ground floor and part first floor - **£22,500 per annum.**
Part 1st and 2nd floor offices - **£13,500 per annum.**

BUSINESS RATES

Ground floor and part 1st floor – RV of £36,500 as of April 2026.

Part 1st floor and 2nd floor – RV of £12,750 as of April 2026.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Josh Hill

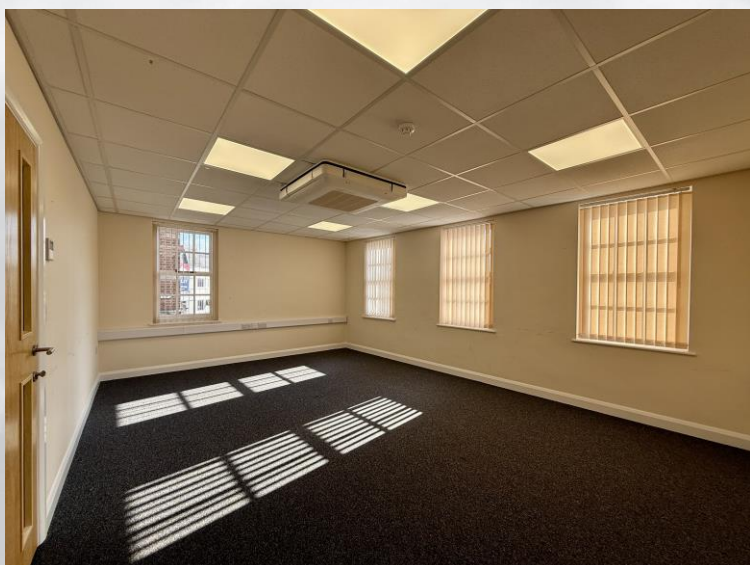
Josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: May 2026

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



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0161 833 9797
www.wtgunson.co.uk