



VICAR LANE

///nearly.edge.normal

Chesterfield
S40 1PY

Occupiers Include

Superdrug
NEW LOOK

Holland & Barrett

Iceland



M VICAR LANE

Description



Vicar Lane occupies a prominent town centre site of approximately 4.4 acres. The centre was developed in 2000 and provides 202,000 sq ft of retail accommodation arranged as a modern open-air shopping streetscape environment that is the focus of the prime retail provision in Chesterfield Town Centre.

The centre currently provides 30 retail units and 4 MSU's. Typically each retail unit comprises a sales level on the ground floor and ancillary space on the first floor.

Easy accessibility and an everyday shop-focussed line up give Vicar Lane a strong community and convenience focus. Key tenants include Iceland, Superdrug, One Beyond, Holland & Barrett and The Job Centre. The centre also caters for the mid-market fashion demand with JD Sports, Deichmann, H&M, River Island and New Look.

At the centre of the scheme is St James' Square, an attractive civic space that was enhanced in 2020 with the addition of a 12m LED screen used for free tenant, scheme and charitable promotion.

M VICAR LANE

Site Plan



400k Catchment Population
within a 20 minute drive time



4.25m
Annual Footfall



202,000 sq.ft
Total Development



34
Retail Units On-site



400+
Parking Spaces



UNIT 3	sq.ft	sq.m
GROUND FLOOR	795	73.9
FIRST FLOOR	693	64.4
TOTAL AREA	1,360	138.3
RENT		
RATEABLE VALUE	£20,250	
SERVICE CHARGE		
INSURANCE		
EPC		

UNIT 21	sq.ft	sq.m
GROUND FLOOR	3,890	361.4
FIRST FLOOR	1,213	112.7
TOTAL AREA	5,103	474.1
RENT		
RATEABLE VALUE	£84,500	
SERVICE CHARGE		
INSURANCE		
EPC		

UNIT MSU4	sq.ft	sq.m
GROUND FLOOR	12,894	1,197.9
FIRST FLOOR	16,609	1,543.0
TOTAL AREA	29,503	2,740.9
RENT		
RATEABLE VALUE	£262,500	
SERVICE CHARGE		
INSURANCE		
EPC		



View on Google Maps



LOCATION

Chesterfield lies in Derbyshire on the eastern edge of the Peak District National Park approximately 13 miles south of Sheffield, 24 miles north of Derby, and 150 miles north of London. The attractive market town boasts excellent connectivity via road, rail and air.



6 MINS

J29 OF THE M1

BY ROAD

Chesterfield benefits from superb access to the road networks with Junction 29 of the M1 motorway located 5 miles to the east via the A617 dual carriageway. It is also served directly by the A61 Sheffield Road (north)/Derby Road (south) and the A619, the major inroad to the Peak District.



1 HR 55 MINS

LONDON ST. PANCRAS

BY RAIL

Chesterfield rail station is located on the Midland Main Line, providing 2 trains per hour to London with best journey times of less than 2 hours. Cross Country and Northern services also operate through Chesterfield, providing direct connectivity to other regional cities. The town will also benefit from a station on the HS2 network which will see journey times to London cut to just 70 minutes.



5 AIRPORTS

WITHIN 80 MILES

BY AIR

The nearest airport is East Midlands Airport. The international passenger airport is located 35 miles to the south of Chesterfield.

SHEET ANCHOR EVOLVE

part of **M^{Core}**



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SERVICE CHARGE & INSURANCE

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATEABLE VALUE

Interested parties are advised to make their own enquiries with the local authority.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.