

## UNIT 4 TO LET

10,140 sqft Capable of Subdivision

**SYKES FIELD RETAIL PARK, BOLSOVER, S44 6DJ**



### LOCATION & DESCRIPTION

The new retail development is situated within Bolsover Town Centre. The site adjoins Town End, the main shopping street, where existing occupiers include the Co-op, Fultons Frozen Foods, Card Factory and Farm Foods.

The town has an immediate an immediate population of 11,673 and 83,104 within a 15 minute drive time.

The development comprises of a new Wm Morrisons food store of 25,855 sq ft together with the adjacent retail terrace and car parking. Other occupiers include Nutmeg and Croft Vets.

### TENURE

The units are available by way of new lease on terms to be agreed. Rents on application.



## EPC

EPC certificates pending following completion of the development.

## PLANNING

We are advised that the units have the benefit of planning permission for A1, A3 and D1 uses. Interested parties should make their own enquiries with the Local Planning Authority.

## SERVICE CHARGE

There will be a service charge to cover general management and maintenance of the common parts.

## RATES

The development is yet to be assessed for rating purposes. Interested parties are recommended to make their own enquiries with the local rating department.

## CODE FOR LEASING BUSINESS PREMISES

The development is yet to be assessed for rating purposes. Interested parties are recommended to make Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

## ACCOMMODATION

Units are available as follows:

Unit 1	Nutmeg
Unit 2	Nutmeg
Unit 3	Croft Vets
Unit 4	10,140 sqft, capable of subdivision to provide units of 4,575sqft and 5,502sqft.

## VAT

All rents and prices quoted are exclusive of, but may be liable to VAT.

## ENQUIRIES

Contact Sole Agents: Cheetham & Mortimer

Contact: Barrie Cochrane  
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**SUBJECT TO CONTRACT  
MAY 2021**

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