



SMC
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To Let

**PROMINENT GROUND FLOOR CORNER OFFICE
PREMISES IN MEERSBROOK**

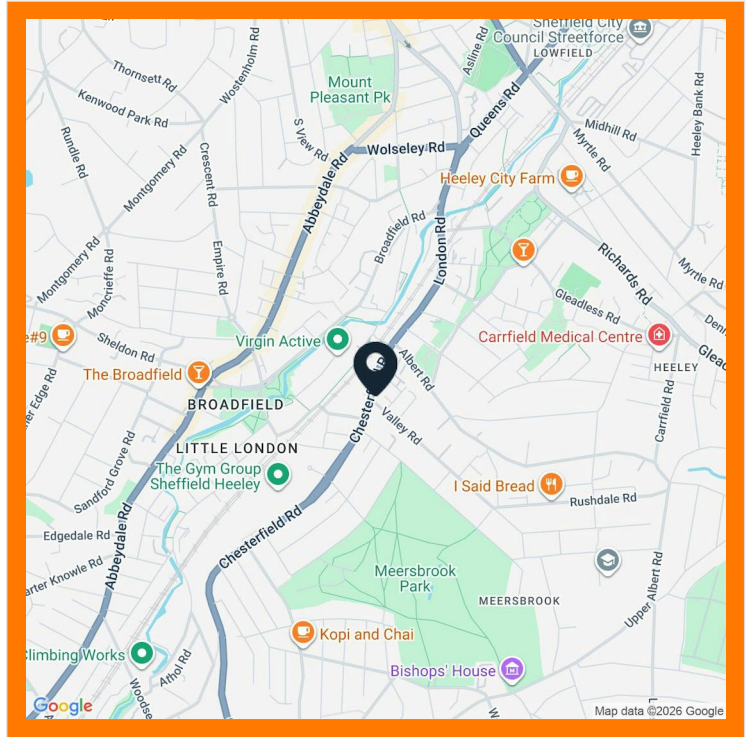
£9,000 per annum

63-65 Chesterfield Road, Meersbrook, Sheffield, S8
0RL

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- Ground floor office occupying a corner position
- Prominent location on Chesterfield Road in Meersbrook area of Sheffield
- Suitable for a variety of Office / Class E uses
- Available on a new lease



Description

The available accommodation comprises the ground floor of this corner terrace property. The premises has most recently been used as an office and would suit office or consulting rooms use. The available accommodation comprises of two office rooms, a store room, kitchenette and WC.

The property benefits from suspended ceilings, laminated floors, radiators, painted walls, gas fired boiler, and inset lighting.

Location

The property is located on the junction of Chesterfield Road with Valley Road in the Meersbrook area of Sheffield, which is approximately 2 ½ miles south of Sheffield City Centre. The property is within easy reach to nearby areas such as Woodseats, Nether Edge, and Heeley.

Commercial occupiers within the area include Lidl, B&M, Virgin Active, a number of public houses and a variety of local operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Office	257	23.88
Ground - Kitchenette	23	2.14
Ground - Side Office	133	12.36
Ground - Safe / Store	47	4.37
Total	460	42.75

Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:

Address: 65, Chesterfield Road, Sheffield, S8 0RL
Description: Shop and premises
Rateable Value: £14,000

We would advise interested parties to carry out their own check to verify any potential rates obligation.

Lease Terms

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

Rent

£9,000 pa. We are informed VAT is NOT payable on the rent.

Business Rates

Rateable Value of £14,000

Energy Performance Certificate

Upon Enquiry

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