

SMC
Brownill
Vickers

To Let



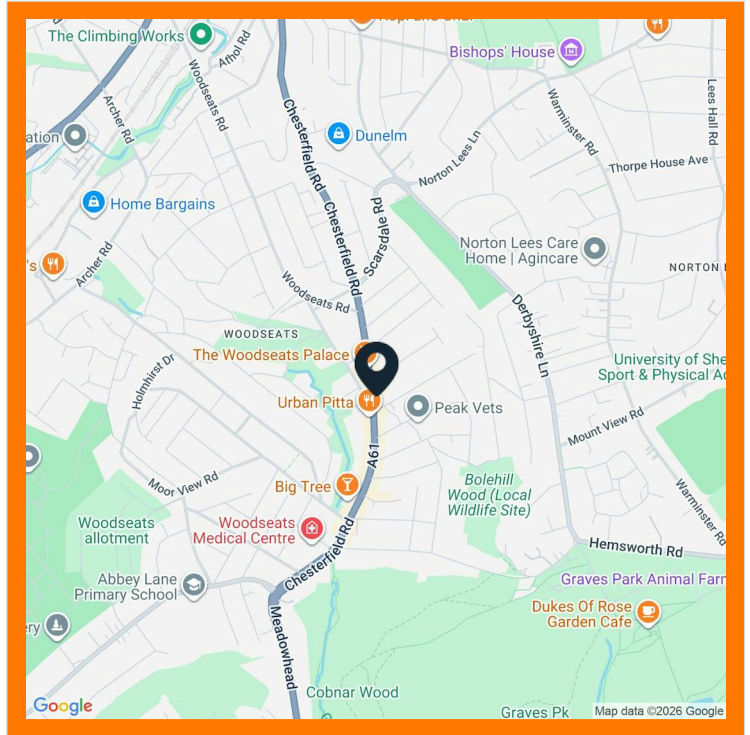
Ground Floor Retail premises with corner frontage
on Chesterfield Road, Woodseats, Sheffield

£12,000 per annum

721 Chesterfield Road, Woodseats, Sheffield, S8 0SL
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail premises to let in popular suburban Sheffield location
- Prominent corner frontage with excellent signage opportunity
- Great location in the heart of Woodseats main retailing area on Chesterfield Road, Sheffield
- Most recently used as a hair salon – suitable for a variety of retail / office / Class E uses (STP)
- Available on a new lease



Description

The property comprises a ground floor retail premises which has most recently been used as a hair salon.

The property benefits from a corner frontage with good shop window visibility. The internal space is configured as a front sales area, with a further sales area, stores, kitchenette and WC facilities. The property benefits from security shutters.

Location

The property is located in the heart of Woodseats main retailing area. The property is located on Chesterfield Road (A61), Sheffield, almost opposite the junction where Chesterfield Road and The Dale join. The property is approximately 2.5 miles from Sheffield city centre.

This area is a very busy retailing area with good footfall and passing traffic, with a number of national and local occupiers including KFC, Woodseats Medical Centre, Abbey Public House, Wetherspoons, Domino's, etc.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	444	41.25
Ground - Store	67	6.22
Ground - Kitchenette	65	6.04
Total	576	53.51

Rateable Value

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

Address: 721 Chesterfield Road, Sheffield, S8 0SL
Rateable Value: £11,250

Small business rate relief should apply. 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

£12,000 per annum. VAT is NOT payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Rateable Value of £11,250

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

