

COMMERCIAL



RETAIL/CAFE PREMISES

837 Chesterfield Road, Woodseats, Sheffield, S8 0SQ

- 40.09 sq. m. (432 sq. ft.)
- Popular and busy local shopping parade
- Suitable for a variety of uses, subject to consent
- Useful basement storage area included

TO LET

LOCATION

The property is situated on the southerly end of the retail parade opposite the Big Tree public house. The property is within easy walking distance of public transport and all amenities.



DESCRIPTION

The property comprises a self contained ground floor unit with further basement accommodation, suitable for a variety of uses subject to consent.

ACCOMMODATION

Description	Area sq m	Area sq ft
Sales	15.92	171
Kitchen	12.42	134
Preparation	3.33	36
WC	-	-
Basement	8.42	91

LEASE/RENT

The property is available to let by way of a new lease on effective full repairing and insuring terms for a minimum term of 3 years at a rent of £6,950 per annum exclusive.

BUSINESS RATES

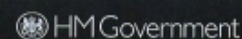
Rateable Value - £5,100 – Interested parties to check the amount payable with the local billing authority. It is likely most small retailers will not have any rates to pay due to current relief's.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Non-Domestic Building



837, Chesterfield Road
SHEFFIELD
S8 0SQ

Certificate Reference Number:
0198-9724-0730-6490-5603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

100 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	50
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	102.06
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built
111 If typical of the existing stock

VIEWING

Strictly by appointment with the sole agents:

Mark Jenkinson and son: 0114 276 0151 Philip Dorman
philip@markjenkinson.co.uk

December 2016

Messrs Mark Jenkinson and Son for themselves and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, part of an offer or contract. All descriptions, dimensions, references to condition, lease terms, necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise, as to the correctness of each of them. 3. No person in the employment of Messrs Mark Jenkinson and Son has any authority to make or give any representation or warranty whatever in relation to this property.