

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

665-675 Chesterfield Road, Sheffield S8 0RY



- High Quality Refurbished Retail Units To Let
- Situated in the Heart of Woodseats
- Prominent Location with Excellent Visibility
- Five Units of 370 sq ft Available
- Suitable For a Variety of Uses, Subject to Planning
- Each Unit Comes with a Demised WC & Kitchenette

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LOCATION

The property is located on Chesterfield Road (A61), opposite its junction with Aisthorpe Road. The units are part of a retail parade in the popular suburb of Woodseats, which receives a large amount of footfall and passing traffic.

Chesterfield Road is one of the main routes into the city centre, which is located approximately three and a half miles to the north.

DESCRIPTION

The redevelopment consists of six retail units in a newly refurbished scheme.

Each unit comprises of open plan ground floor retail space, with a WC and kitchenette to the rear. They have been refurbished to a high standard with suspended ceilings and LED lighting and are ready for an incoming tenant's internal fit out.

The units benefit from prominent glazed frontages overlooking Chesterfield Road offering great visibility.

Externally there is shared yard to rear with allocated bin storage.

ACCOMMODATION

(All net areas are approximate)

Unit 1 - LET	460 sq ft	42.7 sq m
Units 2, 3, 4, 5, 6	370 sq ft	34.4 sq m



USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (clinics and health centre) uses, without the need for a change of use.

RENT

Unit 1 - LET

Units 2, 3, 4, 5, 6 - £10,000 per annum

VAT will be payable on the rent.

LEASE

A new lease is available on a term to be agreed, directly from the landlord.

RATING

The units will be reassessed upon completion of the works.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be available upon completion of the work.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

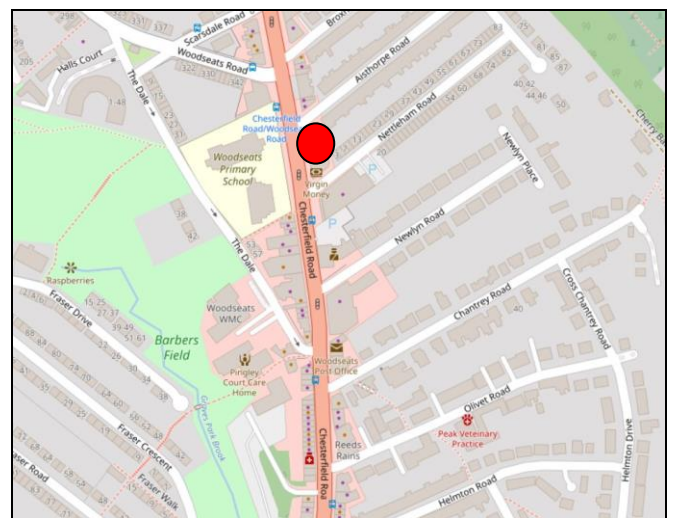
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SUBJECT TO CONTRACT AND AVAILABILITY
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