

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**798 Chesterfield Road, Sheffield S8 0SF**



- **Restaurant/Leisure Premises in a Refurbished Development**
- **Suitable for a Variety Of Uses (Subject to Planning)**
- **Customer Car Parking Available**
- **Quoting £50,000 Per Annum**
- **Totalling 7,255 sq ft**
- **To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The property is located on Chesterfield Road (A61). Chesterfield Road is 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.

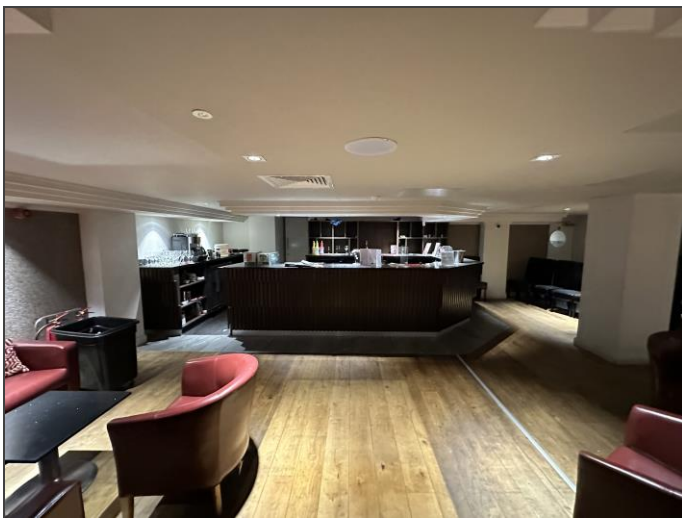
## DESCRIPTION

The premises form part of a four storey residential building, occupying the lower ground floor. Access is from the rear, via an entrance road that leads to a large customer car park.

Internally the premises is mostly open plan with Bar, restaurant, reception, and WC's. In addition, there are back of house facilities including kitchen and stores.

## ACCOMMODATION (Approx net internal areas)

<b>Total</b>	<b>7,255 sq ft</b>	<b>(674.0 sq m)</b>
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## RATES

The premises are currently assessed for rates as follows:

Restaurant & Premises - Rateable Value - £36,250

## ENERGY PERFORMANCE CERTIFICATE

The premises are rated 'D' 91. A full EPC will be provided on request.

## RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

## RENT

Rental offers at **£50,000 per annum** are invited. VAT will be payable on the rent.

## LEASE

The premises are available to let on a new lease for a term to be agreed.

## PLANNING

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 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses may be considered subject to planning.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

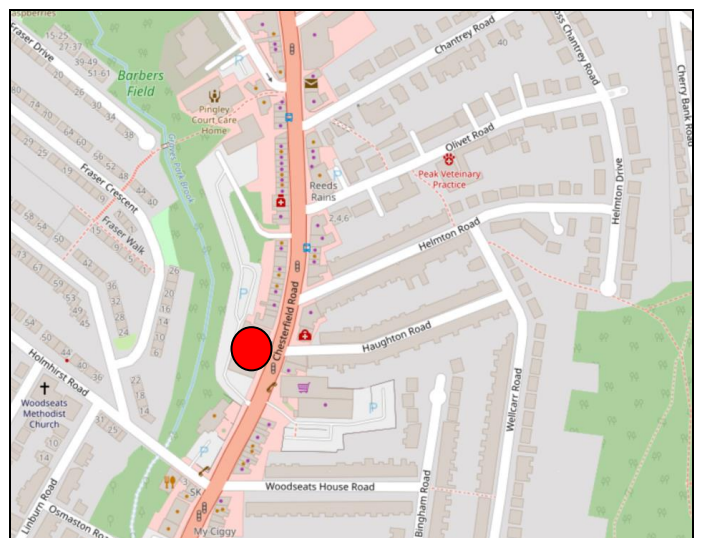
## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226



**SUBJECT TO CONTRACT AND AVAILABILITY** Updated January 2025