

Property Consultants



**Crosthwaite**  
COMMERCIAL

**T 0114 272 3888**  
Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

772-774 Chesterfield Road, Sheffield S8 0SF



- **Prominent Suburban Retail/Office Premises To Let**
- **Located in the Heart of Woodseats**
- **Prominent Location with Excellent Visibility**
- **Available By Way Of Assignment Or New Lease**
- **1,152 sq ft Across the Ground and Lower Ground Floor**
- **Immediately Available**

[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.

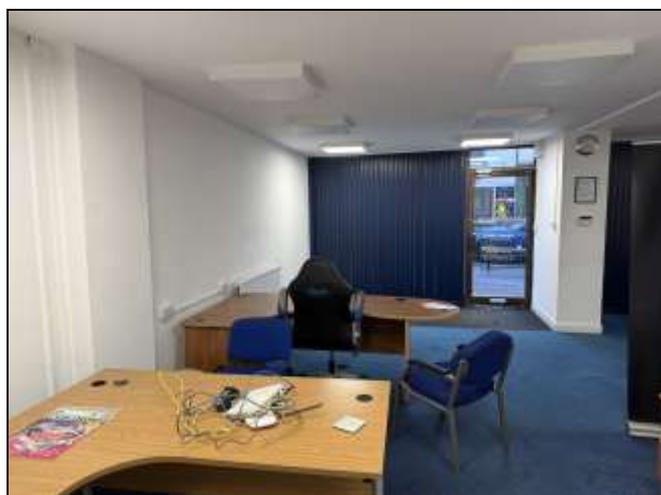
## DESCRIPTION

The shop provides a double fronted office/retail premises which has been opened up to provide two open plan areas. There is a rear internal staircase leading to the lower ground floor, which accommodates a meeting room, storage room, a kitchenette and male and female WCs.

The property holds a prominent position with ample car parking in very close proximity.

## ACCOMMODATION (Approx internal areas)

Ground Floor	700 sq ft	65.0 sq m
Lower Ground Floor	452 sq ft	42.0 sq m
<b>Total</b>	<b>1,152 sq ft</b>	<b>107.0 sq m</b>



## RATING ASSESSMENT

According to the 2023 & 2026 Rating List on the Internet, the premises are assessed as follows: -

Office & Premises R.V. £17,250

## ENERGY PERFORMANCE CERTIFICATE

The premises has a rating of 95 – D. A full Energy Performance Certificate will be provided on request.

## ASSIGNMENT

An assignment of the current lease is available. The premises are held on a lease expiring 30<sup>th</sup> March 2027. Alternatively a new lease may be available from the Landlord, terms on request.

## RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

## LEGAL COSTS

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

## 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

**Charlie Appleyard – Crosthwaite Commercial**

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

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY

December 2025