

Property Consultants

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

To Let

739 Chesterfield Road, Sheffield S8 0SL



- **Prominent Suburban Retail Premises To Let**
- **Located in the Heart of Woodseats**
- **Prominent Location with Excellent Visibility**
- **312 sq ft (29.0 sq m)**
- **Quoting £8,400 Per Annum (£700 Per Calendar Month)**
- **Immediately Available To Let on a New Lease**

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.

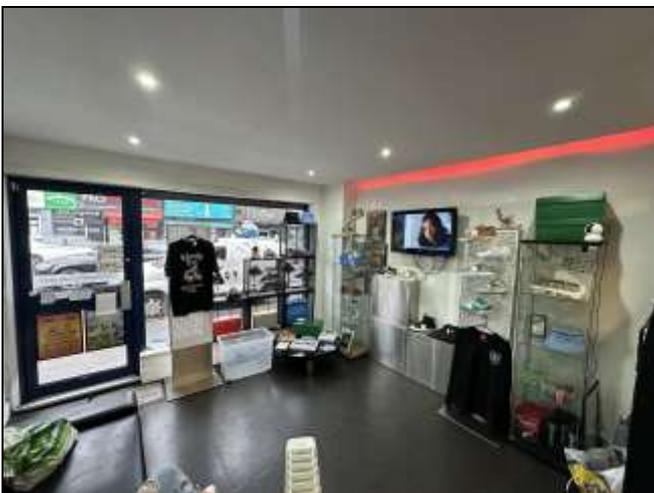
DESCRIPTION

The shop provides a single retail premises fronting Chesterfield Road. The unit accommodates open sales space to the front of the premises along with a partitioned WC and storage to the rear.

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

ACCOMMODATION (Approx internal areas)

Total	312 sq ft	29.0 sq m
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RATING ASSESSMENT

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

Shop & Premises	R.V. £6,200
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ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

RENT

We are quoting **£8,400 per annum (£700 pcm)**. **VAT will NOT be payable.**

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

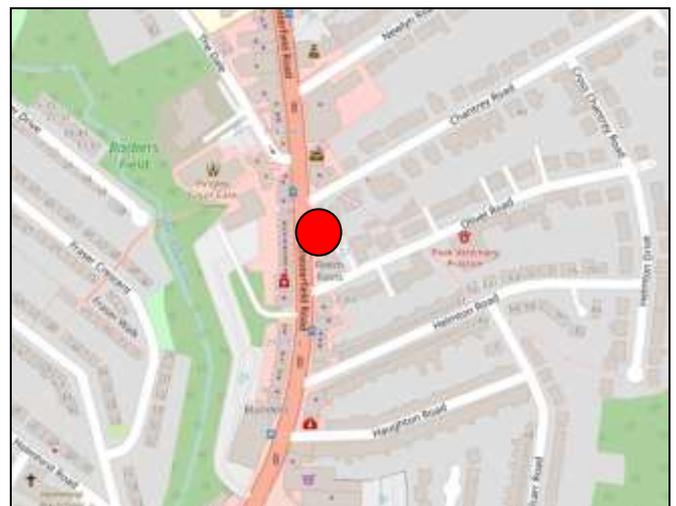
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SUBJECT TO CONTRACT & AVAILABILITY March 2026