



SMC  
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To Let



First Floor Commercial Space located in Neepsend area of Sheffield – LET

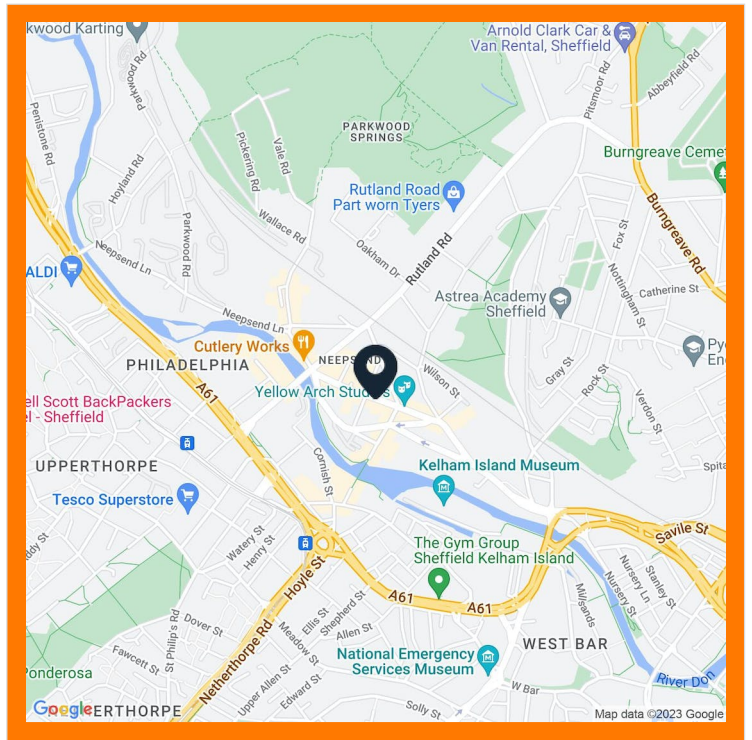
£11,000 per annum

Watson House, 33 Burton Road, Neepsend,  
Sheffield, S3 8BX

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[smcbrownillvickers.com](http://smcbrownillvickers.com)

- First floor commercial space undergoing refurbishment
- Located within a short distance of Sheffield City Centre in the up and coming Neepsend / Kelham Island Cultural Heritage Quarter
- Most recently used as a place of worship, but other uses such as offices would be suitable (STP)
- Sheffield Parkway (A57) within 1 mile.
- Located approximately 4 miles from Junction 34 of the M1 Motorway.



## Description

Watson House is a two storey building providing office and workshop accommodation. The available accommodation comprises self-contained first floor commercial space. The accommodation includes open plan space, further office/store rooms, kitchenette and male and female WC's.

The space benefit's from good natural light and includes painted walls, suspended ceilings, intercom, gas boiler, CCTV, radiators, carpeted floor, inset lighting and ample plug sockets.

Parking may be available on site by negotiation.

## Location

Located on the junction of Burton Road and Percy Street in the Neepsend area of Sheffield, approximately one mile away from Sheffield City Centre and the A57 Sheffield Parkway, located in Sheffield's cultural heritage quarter.

There is a diverse mix of commercial, residential and leisure uses within the area. The location is serviced with good road links to the city centre and M1 motorway, as well as supertram and bus services close by.

## Accommodation

Name	sq ft	sq m
1st - Open plan main office / area	909	84.45
1st - Office room	98	9.10
1st - Office room / store	347	32.24
1st - Kitchenette	64	5.95

## Rating Assessment

Current rateable Value: £7,000 (£8,000 from April 2023)

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

## Planning

The premises have been used as a place of worship and the most recent planning record is as follows:

Use of first floor office (Use Class B1a) as a place of worship (Use Class D1)  
Reference: 17/03191/CHU. Decision Issued 6th December 2017

We would anticipate that the accommodation may have potential to be utilised for alternative uses (i.e offices) and would recommend that interested parties contact Sheffield planning department to seek further guidance.

## Lease Terms

Available on a new lease on terms to be agreed. The landlord would propose a service charge to cover the cost of water, heating, light and cleaning. Further details available by enquiry.

## Rent

Rent: £11,000 per annum. We are informed VAT is NOT payable.

## Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

## Viewing Arrangements

For further information or viewings, please contact the agent:  
Francois Neyerlin  
Telephone: 0114 281 2183  
Email: francois.neyerlin@smcommercial.co.uk

All viewings should be arranged by appointment through the agent.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

D (82)

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

**Francois Neyerlin**  
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