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To Let



**PRELIMINARY DETAILS: Former bank premises located in Chapeltown, South Yorkshire**

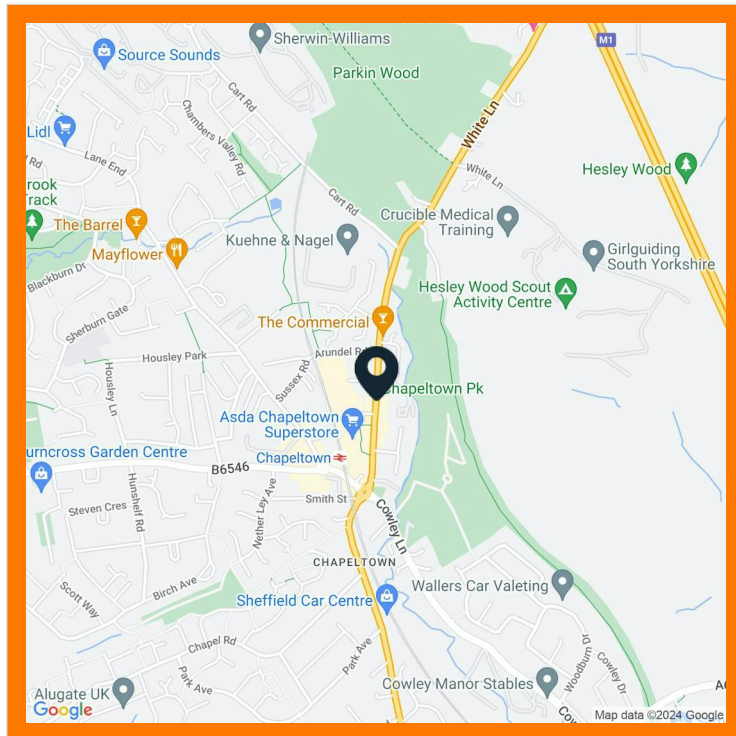
**£15,000 per annum**

14b & 14c Station Road, Chapeltown, S35 2XH

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Retail premises with accommodation over ground and first floors
- Located in Chapeltown located to the north of Sheffield
- Former Lloyds bank premises which could be suitable for a variety of Class E Uses / retail uses
- Available on a new lease



## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 1,064        | 98.85         |
| 1st          | 563          | 52.30         |
| <b>Total</b> | <b>1,627</b> | <b>151.15</b> |

## Description

The premises is arranged over two floors. The ground floor consists of the former banking hall and meeting rooms, with ancillary staff accommodation and WC's on the first floor.

## Location

The property fronts onto Station Road in the centre of Chapelton in South Yorkshire, backing onto the Asda supermarket, and directly adjoining a pet supplies store. Chapelton is northern suburb of Sheffield, approximately 7 miles from Sheffield city centre and 9 miles south of Barnsley town centre. Chapelton train station is a short walk away providing services to Huddersfield and Sheffield. There is a bus stop directly outside the property.

## Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 14 A-b, Station Road, Chapelton, Sheffield, S35 2XH  
Description: Shop and premises  
Rateable Value: £21,000 (April 2026)

We would advise interested parties to carry out their own checks.

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

## Planning

The premises are understood to have an Class E consent.

Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the local planning authority that their use is acceptable under these changes.

## Lease Terms

The property is available on a new lease on terms be agreed..

## Rent

£15,000 per annum. We are informed VAT is NOT payable on the rent

## Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease, which will depend on the overall lease terms considered.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

## Business Rates

Rateable Value of £14,250 Some form of rates relief should be available

## Energy Performance Certificate

D (88)

**Francois Neyerlin**

0114 281 2183

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