



SMC
Brownill
Vickers

To Let

Restaurant / Leisure / Commercial Premises at
Lower Ground Floor Level in Woodseats area of
Sheffield

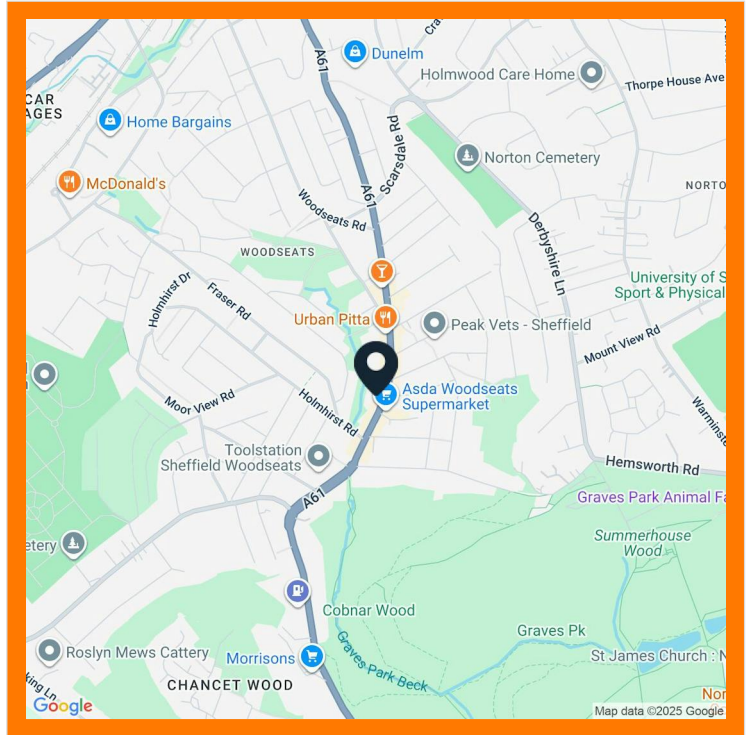
£35,000 per annum plus VAT

798 Chesterfield Road, Woodseats, Sheffield, S8
0SF

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Lower ground floor available to let within refurbished redevelopment
- Located on Chesterfield Road in Woodseats area of Sheffield
- Potential for a variety of uses; retail, restaurant, office, clinic, health centre, gym, leisure, community (STP)
- Nearby to a variety of shops, cafes, restaurants and amenities
- Available on a new lease



Description

The available accommodation comprises a commercial space at lower ground floor level which has most recently been used for restaurant use, although could now be suitable for a variety of commercial uses (STP).

The accommodation is currently configured to include an entrance lobby area, large main sales / seating area, stores, kitchen & preparation areas, WC facilities, and side offices / preparation area. The approximate ceiling height is 2.35m. Access to the accommodation is via a rear entrance. There is an ample customer parking located to the rear of the building.

Location

The property is located off Chesterfield Road in the Woodseats area of Sheffield. Chesterfield Road is a busy retailing centre with a range of national and local occupiers, including Asda, Costa, KFC, Wetherspoons, and various others. Chesterfield Road is a key routes into Sheffield city centre, which is located just over 3 miles away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	7,255	674.01
Total	7,255	674.01

Planning

The premises are understood to be classified under the Class E planning 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 Sheffield planning authority that their use is acceptable under these new changes.

Rating Assessment

The property is currently rated with an RV of £36,250. We would encourage interested parties to re-confirm with the local rates office.

Please note the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Lease Terms

The property is available on new lease terms. The client will consider suitable rental incentives for an appropriate tenant.

Rent

£35,000 pa. VAT is payable on the rent.

Premises Licence

The premises currently benefits from a premises licence, permitted from 10:00 to 01:00 on Sun-Sat. Sale of alcohol 10:00 to 00:00 Sun - Fri and 12:00 to 00:00 on Saturday. Interested parties are advised to verify this with Sheffield licensing.

Parking

There is a large car parking area available to the rear of the building. The landlord is open to consider parking requirements depending on tenant requirements.

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:

SMC Brownill Vickers
Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

Crosthwaite Commercial
Mark Holmes
07738 275 226
mark@crosthwaitecommercial.com

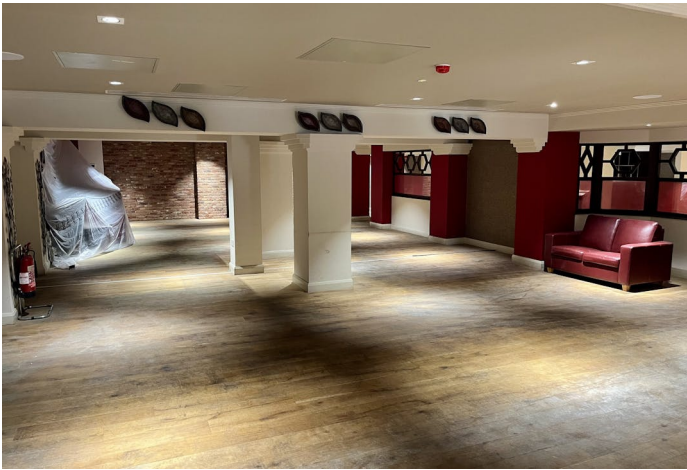
Business Rates

Rateable Value of £36,250

Energy Performance Certificate

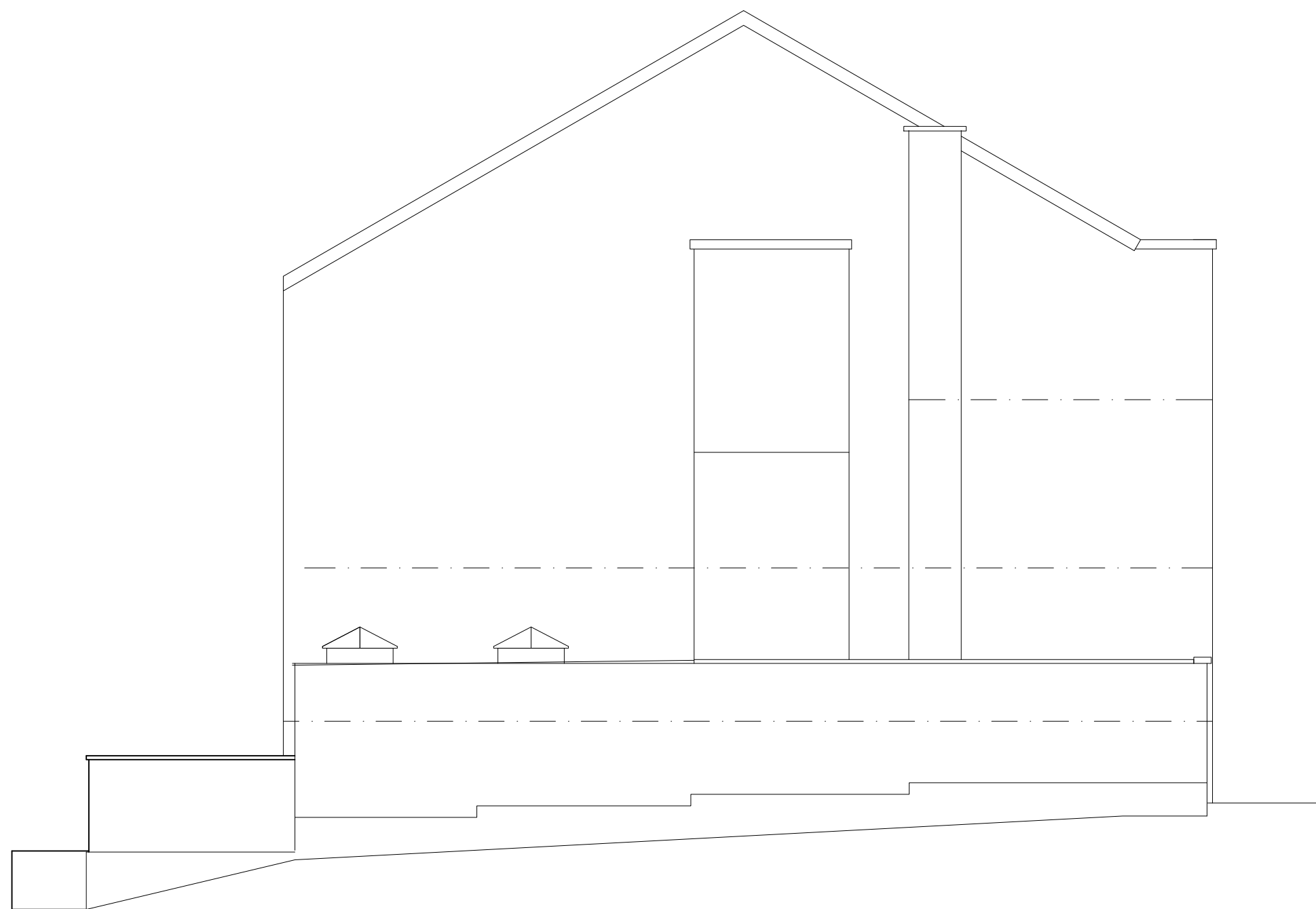
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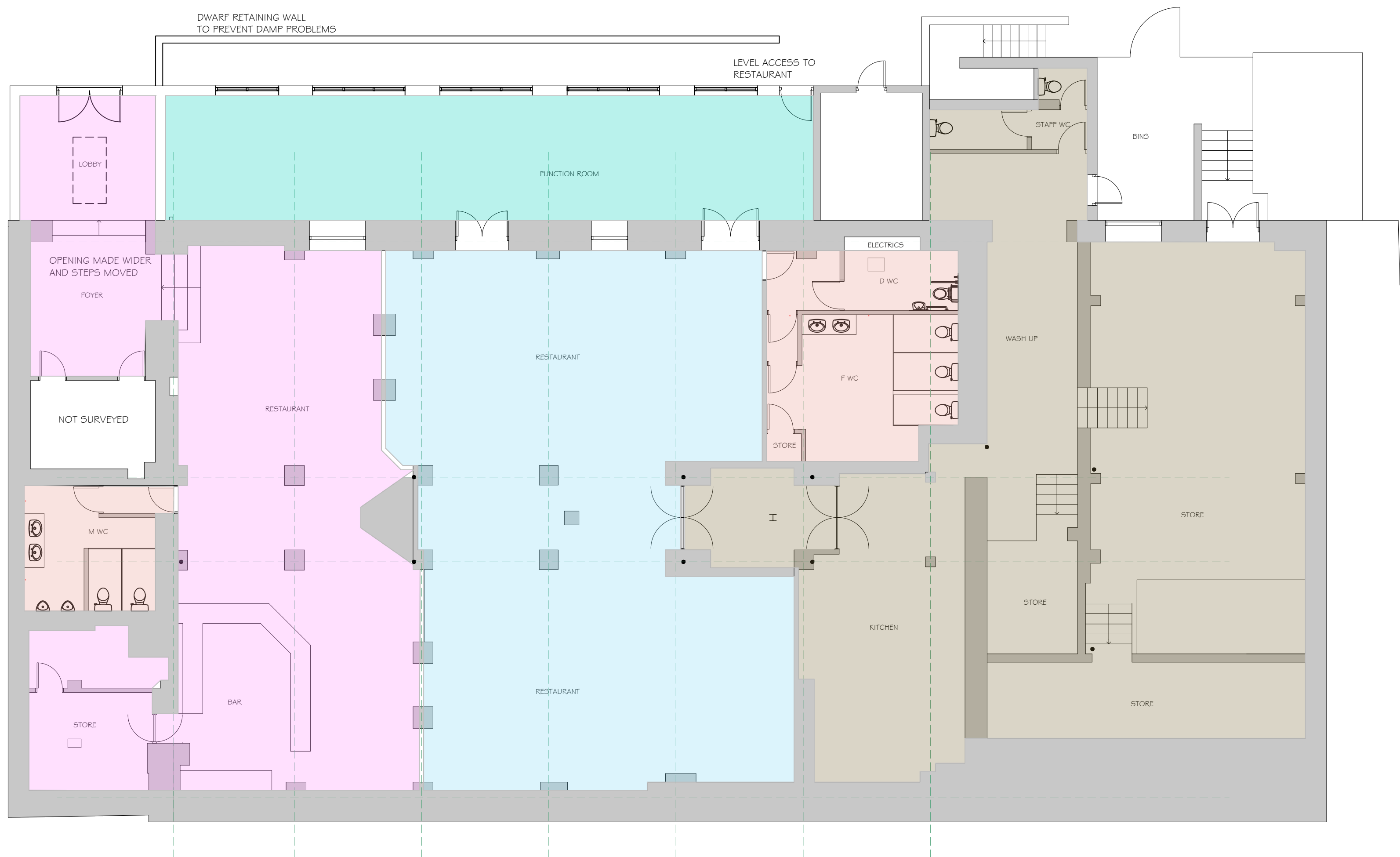




WEST ELEVATION



SOUTH ELEVATION



BASEMENT

ALTERATIONS TO RESTAURANT

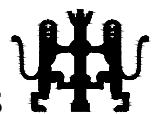
	RECEPTION AND BAR	161 SQ.M 1730 SQ.FT
	RESTAURANT	169 SQ.M 1820 SQ.FT
	FUNCTION ROOM	73 SQ.M 785 SQ.FT
	KITCHEN	222 SQ.M 2390 SQ.FT
	TOILETS	49 SQ.M 525 SQ.FT

Client
HOLMES COMMERCIAL PROPERTY LTD

Project
CONVESION OF OFFICE BUILDING TO APARTMENTS
CHANTREY HOUSE. SHEFFIELD

Drawing
ALTERATIONS TO RESTAURANT

windle cook architects



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Drawn by MC	Date 03/01/2022	Scale 1/100@A1
Checked by	Drawing No. 2152-SK01	Rev.