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HAUGHTON ROAD

To Let



Ground Floor Corner Retail Premises in Woodseats
area of Sheffield

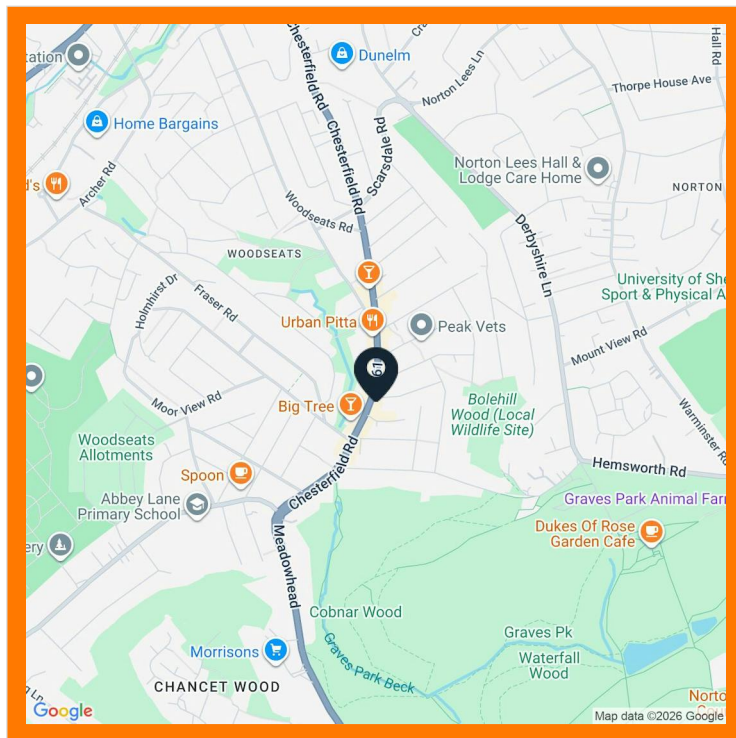
£13,250 per annum

793 Chesterfield Road, Sheffield, S8 0SQ

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- Ground floor corner retail premises
- Busy suburban location in the centre of Woodseats retailing area
- Most recently utilised as a cafe / dessert bar - may be suitable for a variety of Class E Uses
- Available on a new lease on terms to be agreed



Description

The property is a ground floor commercial unit which has most recently been used as a dessert bar / café. The property is below flats which have been sold off separately. The property benefits from a corner frontage to Chesterfield Road.

The internal accommodation includes a front sales and seating area with rear kitchen / preparation area with rear storage and WC facilities. The property was most recently used as a dessert / cafe, and could be suitable for a variety of retail / class E uses.

Location

The property is located on Chesterfield Road in Woodseats, Sheffield. Woodseats is a popular local centre in Sheffield. Within the area there is a mix of local traders as well as national names including Wetherspoons, KFC, Asda, Iceland and Costa. The property is located on the corner of Chesterfield Road and Haughton Road with good roadside visibility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Sales Area	523	48.59
Ground - Kitchen / Preparation Area	289	26.85
Ground - Store Area	38	3.53
Total	850	78.97

Rating Assessment

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

Address: 793 Chesterfield Road, Sheffield, S8 0SQ

Description: Shop and premises

Rateable Value: £15,250

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

Planning

We are informed the property was most recently occupied as a cafe / dessert bar. The property may be suitable for a variety of retail and service uses and we would encourage interested parties to verify that their intended uses are suitable with Sheffield planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed. Rental incentives will be available for fit out purposes for a suitable tenant.

Rent Deposit

The landlord will seek a rent deposit (ideally 3 month rent deposit) to be held over the terms of the lease.

Rent

£13,250 pa. Rent to be paid monthly or quarterly. VAT status TBC.

Identity Checks

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

Business Rates

Rateable Value of £15,250

Energy Performance Certificate

Upon Enquiry

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