

# To Let

## A2 OFFICE OR RETAIL UNIT

1 Station Road, Chapeltown, Sheffield, S35 2XE



- ◆◆ LOCATED ON ARTERIAL ROAD & BUS ROUTE
- ◆◆ NEAR CHAPELTOWN TRAIN STATION

- ◆◆ IMMEDIATELY AVAILABLE
- ◆◆ GOOD SHOPPING LOCATION AND FOOTFALL



## Location

The property is located within the popular suburb of Chapeltown, to the north of Sheffield. The premises are located ideally close to the main shopping area on Station Road, opposite Asda Supermarket, Chapeltown train station, and situated next to Lloyds Pharmacy and HSBC Bank.

## Description

The unit comprises a semi detached property arranged over 2 floors plus dry basement storage. The building is of stone construction under a slate pitched roof.

The property benefits from 2 entrances on the main road, adjacent a busy bus stop. The ground floor benefits from double glazing in aluminium frames.

There is an alarm in the building.

## Accommodation

The available space is arranged over a number of rooms as follows:

Floor	Area (sqm)	Area (sqft)
Ground	40.37	435
First	39.14	421
Basement	44.38	477
<b>Total</b>	<b>123.89</b>	<b>1,333</b>

The property is fully carpeted and decorated to a high standard.

## Terms

The offices are available by way of assignment. The current lease commenced on 1<sup>st</sup> November 2006 and is for a term of 15 years. The lease has a 3 year rent review pattern with the first review being carried out on 1<sup>st</sup> November 2012.

A sublease of the entire property will also be considered for a **short term letting**.

## Rent

Commencing rent will be £15,000 per annum exclusive of all other outgoings and will be payable quarterly in advance. Incentives available subject to covenant and use.

## Costs

Each party will be responsible for their own costs incurred in this transaction.

## Rates

We are advised by Sheffield City Council that the rateable value for these premises is £10,000 pa making rates payable on an occupier £4,070 pa effective from April 2010.

## VAT

VAT will be payable on all transactions under the lease at the subsisting rate.

### All Enquiries to Sole Agents

**Jamie Smyth - 07725799437 or Stuart James 07894684177**

**LWE Commercial Property Advisers | 46 Netherhall Road | Doncaster | DN1 2PZ**

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