



LWE

Commercial Property Advisers

To Let

A2 OFFICE OR RETAIL UNIT

861 Chesterfield Road, Woodseats, Sheffield, S8 0SQ



◆◆ LOCATED ON
ARTERIAL ROAD &
BUS ROUTE

◆◆ IMMEDIATELY
AVAILABLE

◆◆ DENSELY POPULATED
RESIDENTIAL AREA

◆◆ GOOD SHOPPING
LOCATION AND
FOOTFALL

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

The property is ideally located on the busy Chesterfield Road, approximately 4 miles from Sheffield City Centre. Chesterfield Road is the arterial route between Sheffield city centre, and Dronfield and Chesterfield.

The subject property is located within the Woodseats area of Sheffield, a popular residential and local shopping area.

Local Occupiers include: Tesco Metro, Netto, Iceland, Dominos Pizza, KFC, Co-Op Pharmacy, and the Woodseats Medical Centre.

Description

The unit comprises an end of terrace two storey property of red brick construction under a tiled pitched roof with storage space in attic and basement.

The property benefits from return frontage and powder coated aluminium window frames at ground floor level, and is accessed through the main entrance situated at the corner of the building.

There is an alarm in the building.

Accommodation

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

Floor	Room	Area (sqm)	Area (sqft)
Ground	Front	16.73	180
Ground	Middle	11.24	121
Ground	Back	7.51	81
First	Front	15.30	165
First	Middle	7.79	84
First	Kitchen	8.1	87
Basement	Not full height		
Attic	Attic	9.88	106
Total		76.55	824

Terms

The offices are available by way of assignment The current lease commenced on 1st 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 1st November 2009.

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

Rent

Commencing rent will be £7,500 per annum exclusive of all other outgoings and will be payable quarterly in advance.

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 £3,950 pa making rates payable on an occupier £1,889.95 effective from April 2009.

VAT

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

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 830-08

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