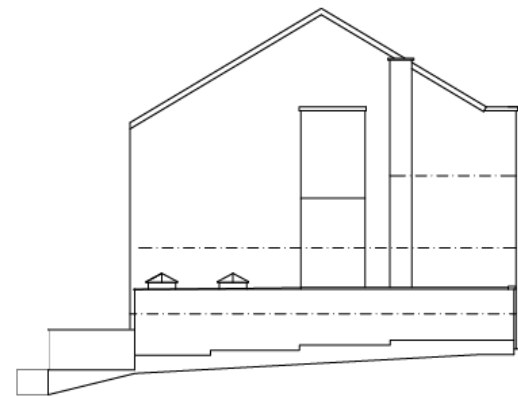


To Let

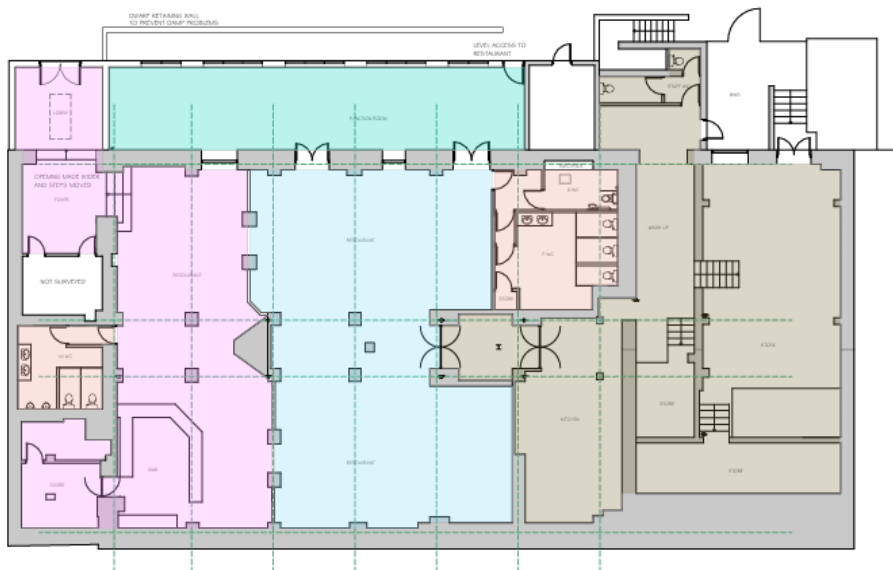
798 Chesterfield Road, Sheffield S8 0SF



WEST ELEVATION



SOUTH ELEVATION



BASEMENT

- Restaurant/Leisure Premises in a Refurbished Development
- Suitable for a Variety Of Uses (Subject to Planning)
- Customer Car Parking Available
- Quoting £50,000 Per Annum
- Totalling 7,255 sq ft
- To Let on a New Lease



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

LOCATION

The property is located on Chesterfield Road (A61). Chesterfield Road is in the popular suburb of Woodseats, which receives a large amount of footfall and passing traffic.

Chesterfield Road is one of the main routes into the city centre, which is located approximately three and a half miles to the north.

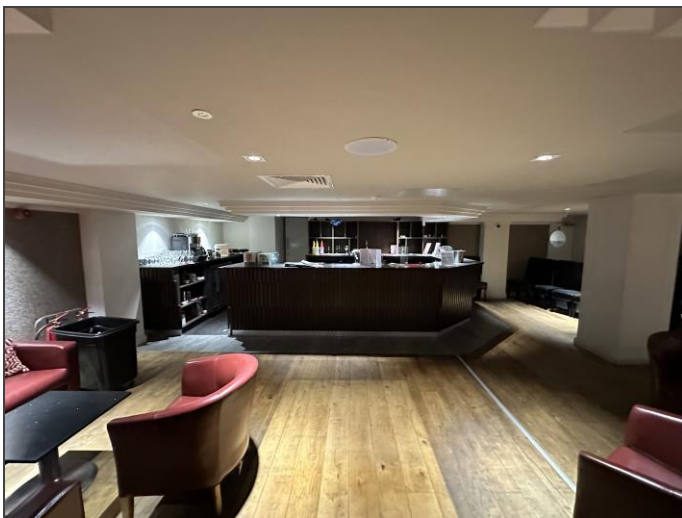
DESCRIPTION

The premises form part of a four storey residential building, occupying the lower ground floor. Access is from the rear, via an entrance road that leads to a large customer car park.

Internally the premises is mostly open plan with Bar, restaurant, reception, and WC's. In addition, there are back of house facilities including kitchen and stores.

ACCOMMODATION (Approx net internal areas)

Total 7,255 sq ft (674.0 sq m)



RATES

The premises are currently assessed for rates as follows:

Restaurant & Premises - Rateable Value - £36,250

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 'D' 91. A full EPC will be provided on request.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

RENT

Rental offers at **£50,000 per annum** are invited. VAT will be payable on the rent.

LEASE

The premises are available to let on a new lease for a term to be agreed.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses may be considered subject to planning.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

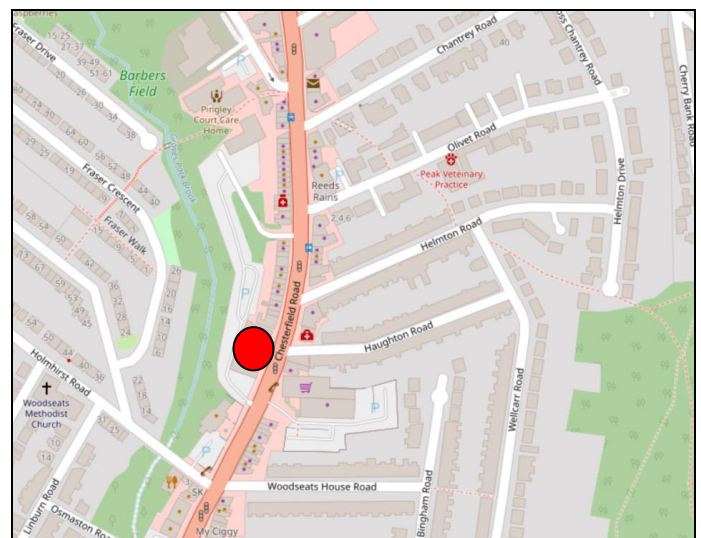
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

Mark Holmes – Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

June 2024