

TO LET.

Prominent Retail/Showroom Premises.



660 – 664 Chesterfield Road, Woodseats, Sheffield, S8 0SB.

Self contained building with rear yard 4,903 sq ft (455 sq m) fronting the A61.

Location.

The property is located fronting the Chesterfield Road (A61) in this thriving suburban neighbourhood of Woodseats. This is predominantly a residential district with neighbourhood shopping, occupiers including Dunelm, Homebase, Farmfoods, Asda, Williams Electrical to name but a few. There are also a number of restaurants, takeaways and hostilities close by, providing full amenity offer.

Adjacent to the building is Woodseats Primary School. The suburb is approximately 3.5 miles to the South of Sheffield City Centre. The property can be approached from the City Centre, taking the A61 through Heeley and Meersbrook up to Woodseats. The property is then located at the junction of Woodseats Road and Chesterfield Road with main frontage on Chesterfield Road (A61).

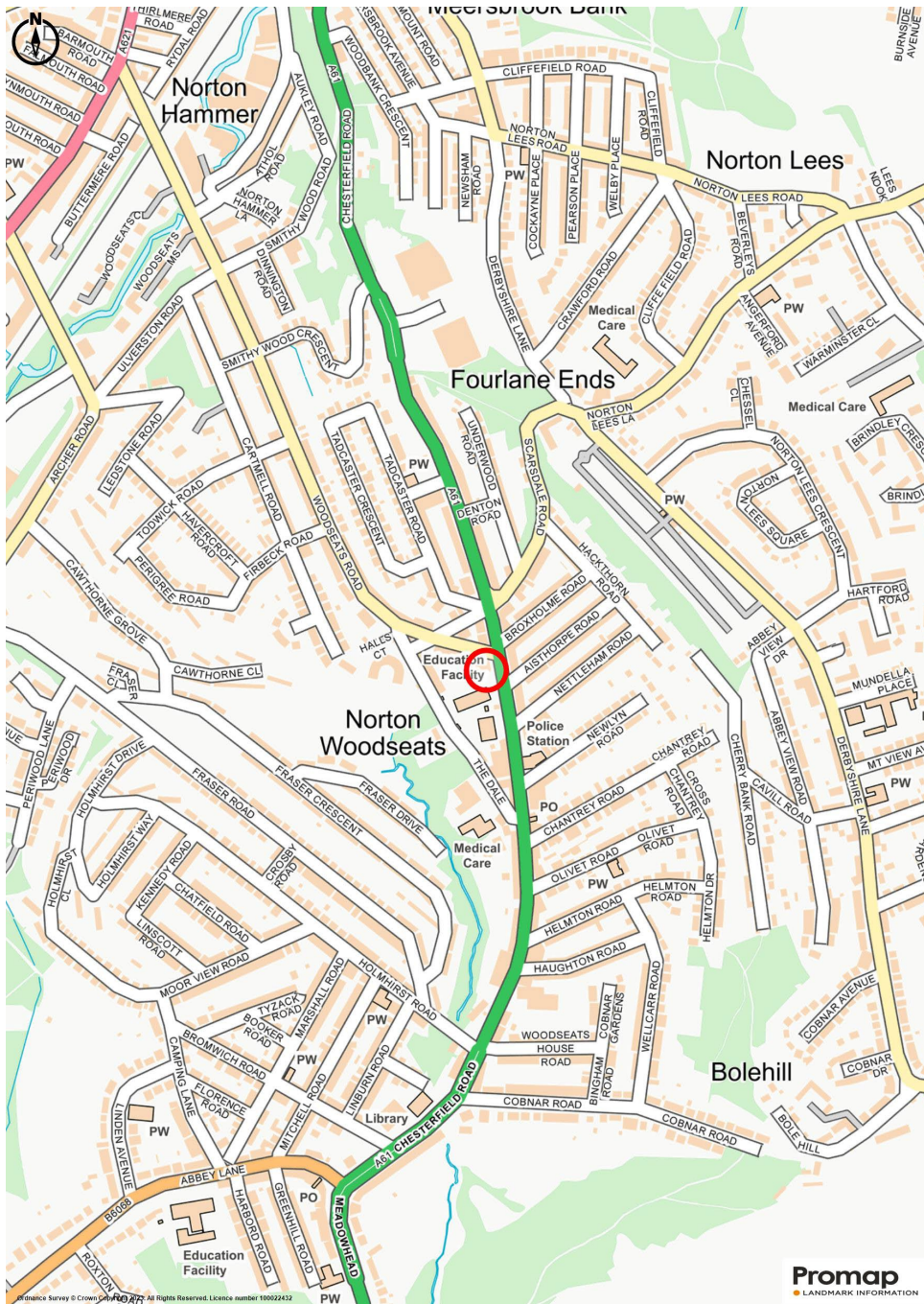
Postcode: S8 0SB

Description.

Property briefly comprises a detached two storey purpose built retail / showroom with ancillary stores and amenity offer. The main access is from Chesterfield Road frontage into the main retail / showroom. To the right hand side is the core with lift lobbies and staircase, giving access to the First Floor.

At First Floor level there are stores, ancillary offices, WC facilities and rest room.

Externally, to the rear of the property, accessed off Woodseats Road is a yard with dock level area into the property and a further extended yard area beyond, with restrictive access, where there are some traditional external storage areas.



Accommodation.

We understand that the property briefly comprises the following net internal floor area basis (NIA):

Description	Sq M	Sq Ft
Ground Floor	308	3,320
First Floor, Stores, Kitchen, Offices	147	1,583
Total	455	4,903

Quoting Rent.

The quoting rent is £45,000 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

The property's current rateable value on the VOA website is £27,250. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of C-65.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

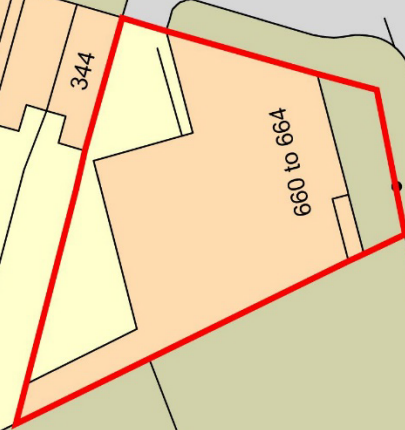
All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



+ 127.7m



TCB

Shelter

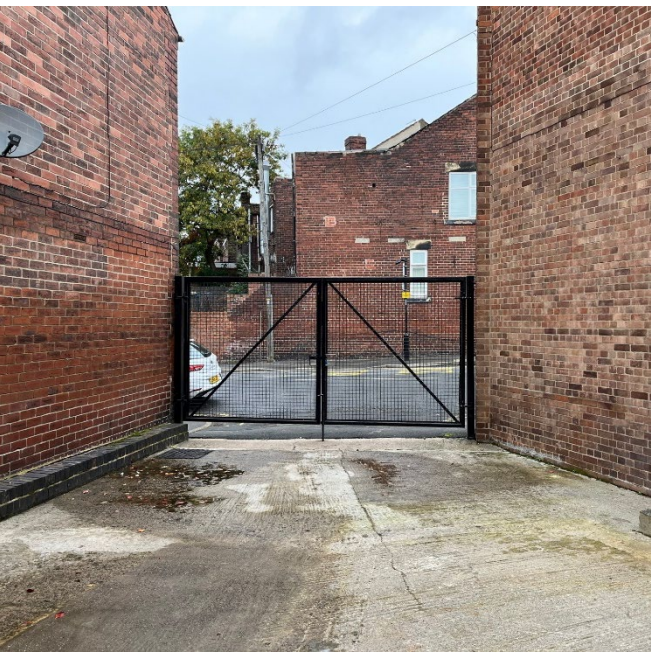
+ 129.2m

CHESTERFIELD ROAD



Woodseats Primary School

0m 10m 20m 30m



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Peter Whiteley

+44 114 241 3903

+44 797 953 0416

peter.whiteley@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs dated October 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Connecting people
& property, perfectly.**

