

TO LET



Former Supermarket Premises

803 Chesterfield Road, Woodseats, Sheffield S8 0SQ



6,021 sq ft

Ground Floor Area



£82,500 pax

Rental



£86,000

Rates - RV



TBC

EPC

- Located in Woodseats on Chesterfield Road, the primary route in and out of Sheffield
- Arranged over ground and first floor levels
- Benefits from a shared rear service yard
- Goods lift access to the first floor
- Customer car parking on site for over 40 vehicles
- Adjacent to Asda Supermarket with KFC and Costa being close by
- Suitable for a variety of uses, subject to planning



Situation

Woodseats is a well-connected suburb in south-west Sheffield. Centered around Chesterfield Road (A61) the area offers a mix of independent shops, cafés, restaurants, and everyday conveniences and amenities.

Chesterfield Road is the primary route in and out of Sheffield city centre. Public transport links are strong, with regular bus services to Sheffield and routes to the Peak District

The unit sits adjacent to an Asda Supermarket with KFC and Costa located nearby.

Description

The property is arranged over ground and first floors and benefits from a shared rear service yard and a goods lift access to the first floor.

There is customer car parking for over 40 vehicles.

Area

Floor	Sq Ft	Sq M
Ground	6,021	559.35
First	2,966	275.54
TOTAL	8,987	834.89

Tenure

Lease held by way of a full repairing and insuring lease expiring on 27th June 2028.

Landlords will grant a new lease for a term of years to be agreed.

Rental

£82,500 per annum exclusive.

Rates

Rateable Value Sept 25 - Present Valuation: £86,000

Rateable Value from April 2026: £94,000

EPC

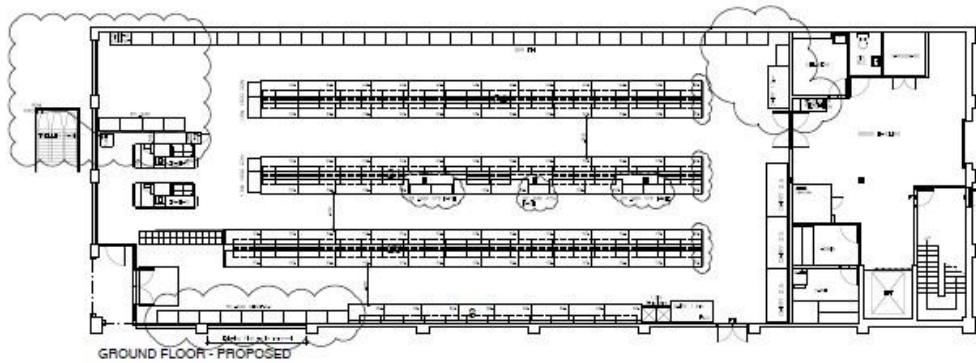
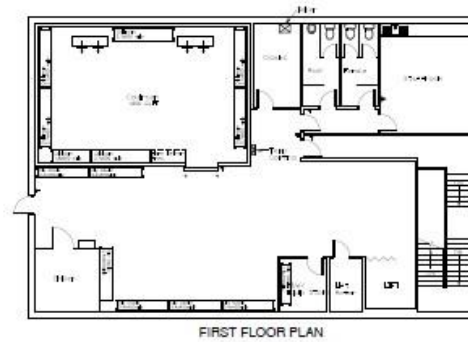
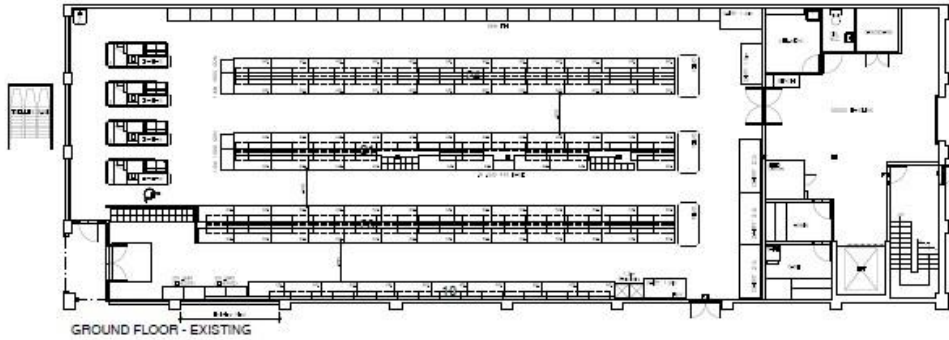
An EPC has been commissioned.

Service Charge

The current service charge is £20,000 pa.

Legal costs

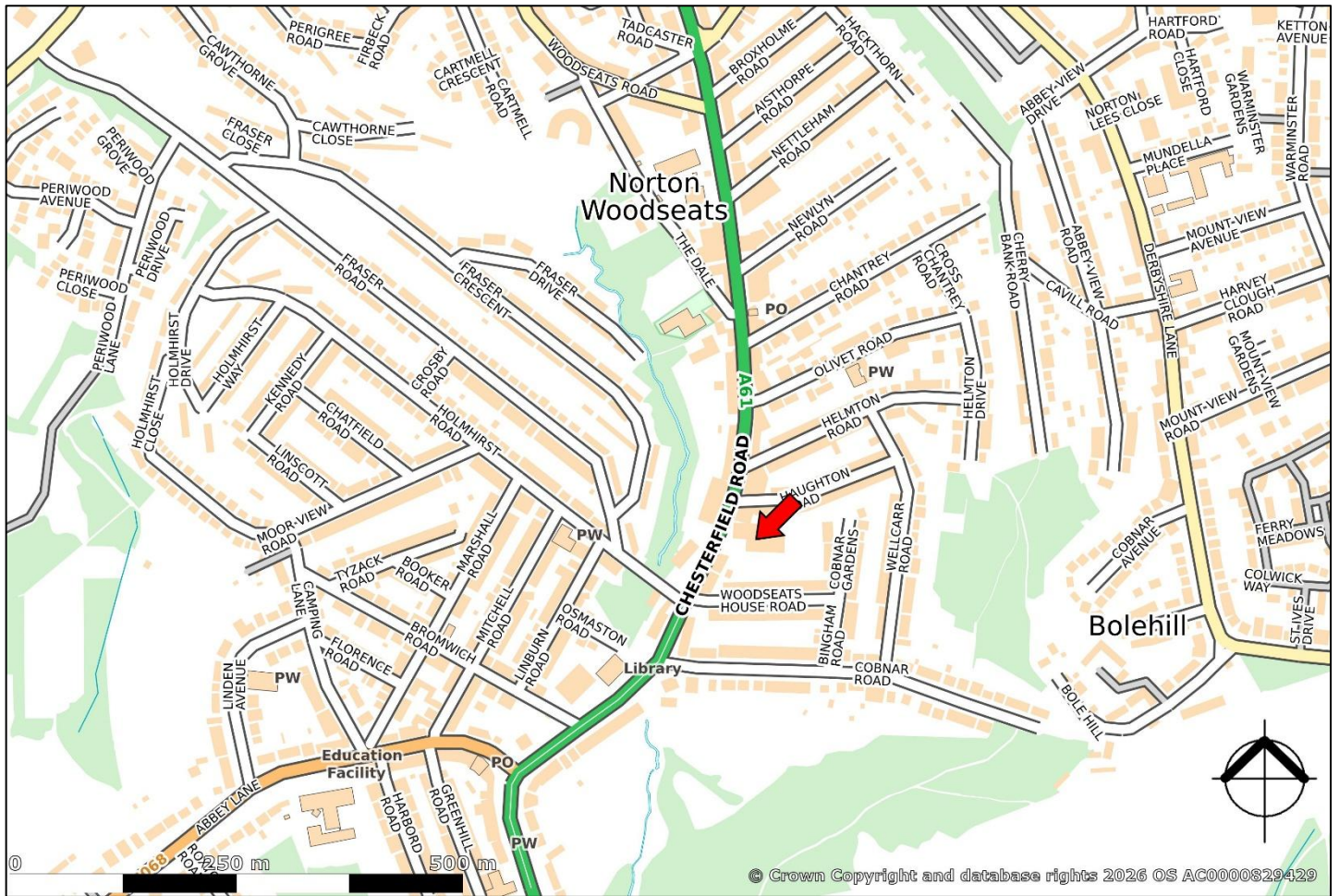
Each party to be responsible for their own legal costs.



STORE LAYOUT PLAN



803 Chesterfield Road, Woodseats,
Sheffield S8 0SQ



For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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