

0114 2449121

eddisons.com

A1 RETAIL - TO LET

Eddisons



73 CHESTERFIELD ROAD, MEERSBROOK, SHEFFIELD, SOUTH YORKSHIRE S8 0RN

Rent: £10,500 per annum exclusive

Size: 434 sq ft (40.32 sq m)

- Lock up retail unit, previously used as a barbers shop.
- Ideal for a variety of uses.
- Available on new lease.
- Flexible lease terms.

LOCATION

The property is situated to the eastern side of Chesterfield Road within a terrace of retail units opposite B & M Bargains in the heart of the neighbourhood retail centre in Meersbrook.



DESCRIPTION

The property comprises a ground floor lock up retail sales shop to the end of a terrace of units with double glazed frontage window, large open sales shop and store area, kitchenette and WC.

SERVICES

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Ground Floor		
Sales Shop	34.05	366
Store Room, Kitchen and WC off	6.8	68

RENT

£10,500 per annum exclusive

VAT

We understand that VAT will not be charged on the rental.

LEASE TERMS

The property is available on a new three, six or nine year fully repairing and insuring lease.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £6,000.

TENURE

Leasehold

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

The property has an EPC of C (73). Copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective tenants will need to be verified for anti money laundering purposes prior to the letting being agreed.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

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(0114) 2449121

Ref: PDO/174544

For more information, visit [eddisons.com](https://www.eddisons.com)

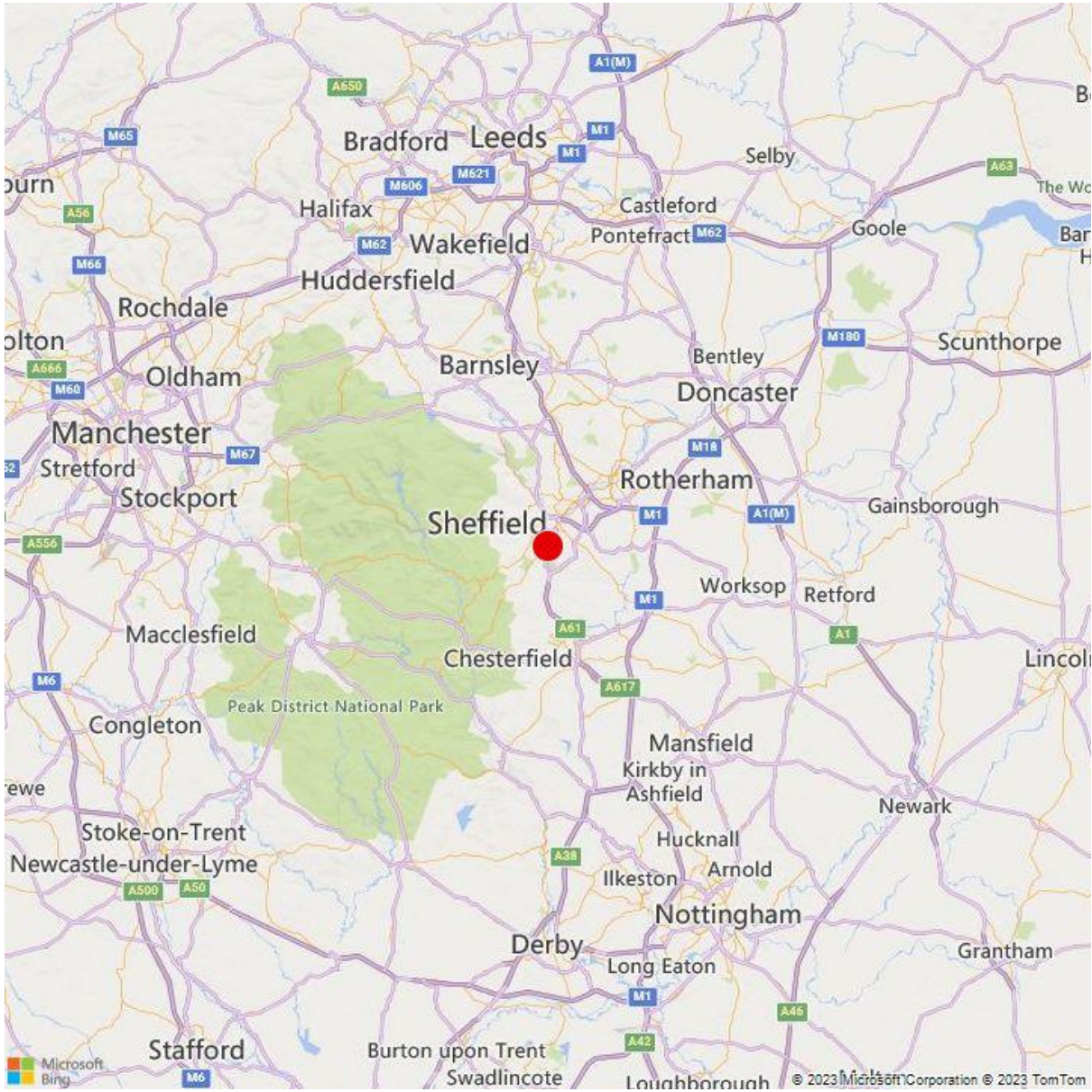
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