



1 Rosemead
Ingbirchworth
Penistone
Sheffield
S36 7GQ

Tel: 01226 791984
Fax: 01226 764242
Mobile: 07957 167322
Skype: chris.rowlandsandco

Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET BY WAY OF ASSIGNMENT OR SUB-LEASE

261 CHESTERFIELD ROAD

NORTON, SHEFFIELD, S8 0RT

SITUATION

The property is situated on the A61 Chesterfield Road at Norton about two miles to the south of Sheffield City Centre.

It is a mixed use locality including traditional terraced housing and more recent residential development as well as a number of retail and other business concerns.



DESCRIPTION

This is the ground floor and basement area of a four storey inner terrace property which is brick built with a blue slate roof. The property is split level to accommodate the slope in the natural ground level.

It has been used until recently as a retail pharmacy by Lloyds Chemists.

ACCOMMODATION

The accommodation comprises:

	Dimensions	Sq ft	Sq ft
Ground Floor			
Saleshop (left)	19'8" x 13'4"	263	
Saleshop (right)	19'4" x 14'2"	275	
Dispensary	13'9" x 13'4"	184	722
Basement			
Front (right)	18'0" x 12'8"	230	
Front (left)	17'10" x 13'6"	241	
Passage	---	---	
Staff/Kitchen	12'10" x 9'2"	118	
WC	---	---	589
			<u>1311</u>

SERVICES

Mains services comprising water, drainage, gas and electricity are available.

RATES

An extract from the 2010 Valuation List is reproduced below.

Billing authority reference	Address of property	Description	With effect from	RV
N00000409702618	261, CHESTERFIELD ROAD, SHEFFIELD, S8 0RT	SHOP & PREMISES	01 Apr 2010	£ 6,800

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate which is 43.3p in the £ for 2011/2012.

LEASE

The property is held by way of a lease dated 2nd December 2003 for a term of fifteen years commencing 1st December 2003 at an initial rent of £9,500 (Nine Thousand, Five Hundred Pounds) per annum. This remains the rent passing, no review having been implemented.

There is an option to break the lease at the end of the twelfth year which will be 30th November 2015 subject to six months prior notice.

The demised property comprises the ground floor and basement of a four storey inner terrace property. It specifically does not include the residential flat situated on the first and second floors which is in separate occupation.

The lease can be assigned for its full unexpired term or a sub-lease can be entered into for a shorter period.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or chris@chrisrowlands.co.uk

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September 2010
Revised May 2011

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.