

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## RETAIL PREMISES & SELF CONTAINED 2 BED APARTMENT

841 Chesterfield Road, Woodseats, Sheffield – S8 0SQ

- Vacant possession
- Situated in a very busy parade at Woodseats
- Prominent end terrace premises with room for extension
- Off street parking and garage, providing parking for 4 cars
- Ground floor retail premises plus self contained 2 bed apartment above

**FOR SALE**

**LOCATION**

The premises are located on Chesterfield Road within the popular Woodseats parade. The immediate surrounding area is home to a mix of local and notable High Street occupiers such as Costa Coffee and KFC.



**DESCRIPTION & ACCOMMODATION**

The property comprises a prominent end terrace unit with garage and parking to the rear for 4 vehicles. The ground floor retail unit is mainly open plan with a rear store and WC.

There is a self contained 2 bed apartment above.

Ground Floor	Area (sq.m.)	Area (sq.ft.)
Retail Sales	42.07	453
Storage	6.37	69
WC		
Apartment		
Lounge	3.6m x 5.09m	
Kitchen	2.83m x 3.07m	
Double Bedroom	4.07m x 3.08m	
Bathroom	2.27m x 1.92m	
Attic Double Bedroom	2.76m x 6.19m + 2.81m x 1.15m	

**BUSINESS RATES**

The retail premises have a rateable value of £11,250. The amount payable is calculated using the appropriate UBR and applying any reliefs.

The flat is assessed as being within band A for council tax.

For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**PRICE/TERMS**

The property is available For Sale – Freehold at **£195,000**.

The property is held within a company and it is intended the property will be transferred by way of an acquisition of the company.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**VAT & COSTS**

VAT is not applicable.  
Each party are to be responsible for their own costs.

**ENERGY PERFORMANCE**

**Energy Performance Certificate** HM Government

Non-Domestic Building

841 Chesterfield Road  
SHEFFIELD  
S8 0SQ Certificate Reference Number:  
0098-2701-8530-3490-1603

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

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**Energy Performance Asset Rating**

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

86 This is how energy efficient the building is.

Less energy efficient

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS  
 DD: 0114 349 2796  
 Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – January 2019** These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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