

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

533 Ecclesall Road, Sheffield S11 8PR



- Ground Floor Shop with Previous A3 Restaurant Consent
- Excellent Location Fronting Ecclesall Road
- Adjacent to Nonnas Restaurant/Bar
- 877 sq ft plus Cellar
- Rent - £24,950 Per Annum
- To Let on a New Lease

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield City Centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's and many other national, regional and local traders.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along various side streets.

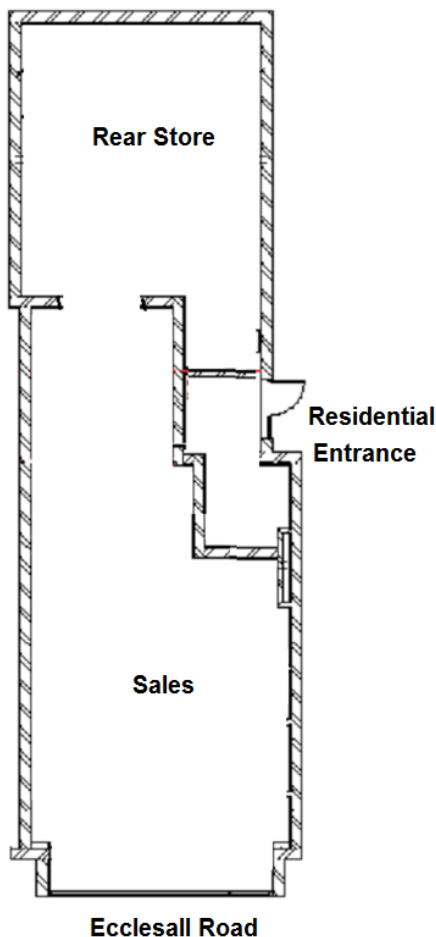
DESCRIPTION

The property comprises a ground floor lock up shop with a small cellar.

There is storage, kitchen and W/C facilities to the rear of the ground floor. The premises were previously utilised as a children's clothes shop.

ACCOMMODATION (Approx net internal areas)

Internal Width	17 ft 7 ins	5.4 m
Shop Depth	39 ft 10 ins	12.1 m
Built Depth	58 ft 3 ins	17.7 m
Ground Floor Sales	877 sq ft	81.5 sq m
Cellar	118 sq ft	11.0 sq m



RENT

Rental offers in the region of **£24,950 per annum** are invited. We understand that VAT will NOT be payable.

LEASE

The premises are offered on a new lease on terms to be agreed.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop & Premises R.V. £21,500

ENERGY PERFORMANCE CERTIFICATE

The shop currently has a rating of 88 (Band D). A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

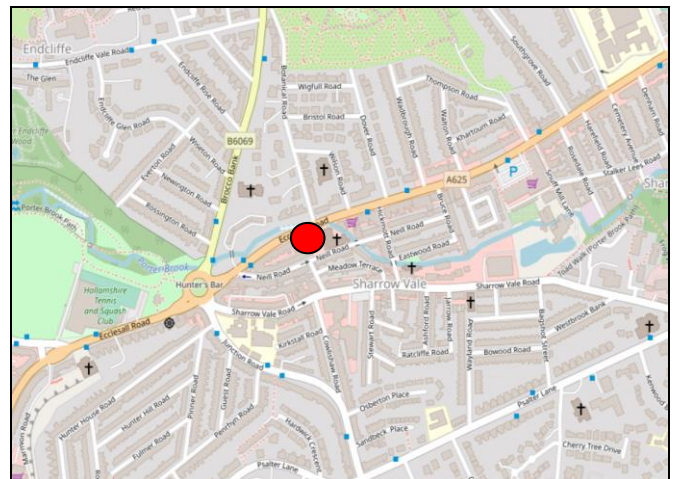
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SUBJECT TO CONTRACT & AVAILABILITY

March 2023