

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

401 Ecclesall Road, Sheffield S11 8PG



- **Ground Floor Suburban Retail Unit**
- **Excellent Location Fronting Ecclesall Road**
- **1,090 sq ft Net Internal Area**
- **Potential for a Variety of Uses (Subject to Planning)**
- **Rent - £23,500 Per Annum**
- **To Let on a New Lease**

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Beres Pork Shop and The Ale Club. Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

DESCRIPTION

The shop provides a ground floor retail unit with a storage room to the side, serviced via the adjacent side street, Harefield Road. The shop has been fitted out to a high standard with a security shutter and provides clear ground floor space with a WC to the rear.

ACCOMMODATION (Approx net internal areas)

Internal width	13 ft 8 in	(4.2 m)
Shop depth	68 ft 0 in	(20.7 m)
Sales Area	960 sq ft	(89.2 sq m)
Store	130 sq ft	(12.1 sq m)
Total	1,090 sq ft	(101.3 sq m)



PLANNING

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will 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 RV £23,000

RENT

Rental offers at **£23,500 per annum** are invited. We understand that VAT will be payable.

LEASE

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

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 95 (Band D).

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, incoming tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

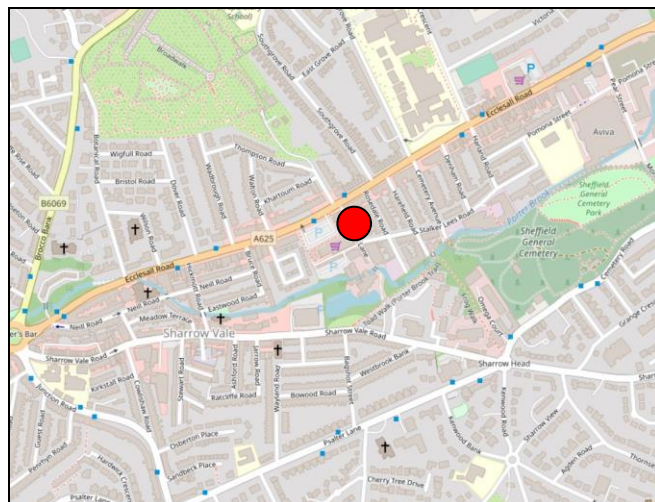
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SUBJECT TO CONTRACT & AVAILABILITY

December 2023