

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

1 Cowlshaw Road, Sheffield, S11 8XE



- **Rare Opportunity in the Popular Sharrow Vale Area**
- **Excellent Location**
- **2,085 sq ft (193.7 sq m) Including Canopy**
- **Potential for a Variety of Uses (Subject to Planning)**
- **Generous Off Street Parking**
- **Rent - £24,000 Per Annum**
- **Immediately Available**

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## LOCATION

The premises are located on the south side of Cowlshaw Road, close to its junction with Sharrow Vale Road. It is a busy and popular suburban location, in the Sharrow Vale and Ecclesall area. The surrounding property is a mixture of commercial and residential in character.

Traders in the vicinity include The Framery, Front Runner, The Porter Cottage and The Lescar public houses with many other local retailers.

## DESCRIPTION

The property comprises a two storey commercial premises with a large canopied area. The ground floor consists of a workshop with multiple storage rooms, while the first floor provides office space.

Externally there is a secure yard with private parking for up to eight vehicles.

## ACCOMMODATION (Approx areas)

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground Floor | 734 sq ft          | 68.2 sq m         |
| Canopy       | 617 sq ft          | 57.3 sq m         |
| First Floor  | 734 sq ft          | 68.2 sq m         |
| <b>Total</b> | <b>2,085 sq ft</b> | <b>193.7 sq m</b> |



## 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:

Offices & Premises R.V. £9,100

## RENT

Rental offers invited at **£24,000 per annum** exclusive are invited.

We understand that VAT will be payable on the rent.

## LEASE

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

## RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 114 (Band E). Copies of the EPCs are available upon request.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

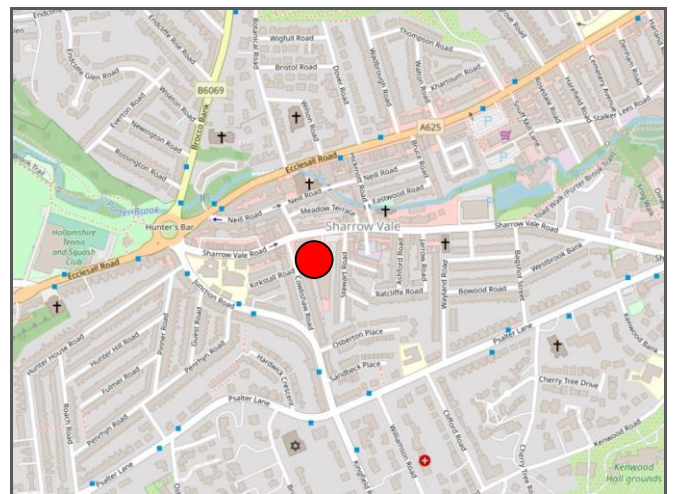
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**SUBJECT TO CONTRACT & AVAILABILITY**

**March 2023**