

Property Consultants



T 0114 272 3888

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

To Let

Rear of 69 Baslow Road, Back Lane, Sheffield S17 4DL



- **Detached Lock Up Storage/Workshop Unit**
- **Excellent Location Just Off Baslow Road**
- **1,086 sq ft Gross Internal Area**
- **Ideal Storage For Local Tradesmen**
- **Quoting £7,800 Per Annum**
- **Immediate Occupation Available**
- **Available To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The premises are situated in the prosperous suburb of Totley, just behind the A621 Baslow Road some 6 miles south west of Sheffield City Centre.

The subject unit is located just behind Baslow Road on Back Lane. The unit fronts Laverdene Avenue. There is a well-established shopping parade with a variety of retail units with ample free car parking behind the unit on Baslow Road.

DESCRIPTION

The property is of stone construction with a pitched tiled roof incorporating velux windows for natural light.

Access is through two steel garage doors to the front of the building. The ground floor is split to provide workshop and storage accommodation. The upper floor is ideal for either further storage or office space.

Externally, there is a yard area to the front with designated parking.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	613 sq ft	57.0 sq m
First Floor	473 sq ft	43.9 sq m
Total	1,086 sq ft	100.9 sq m



RATING ASSESSMENT

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

Store & Premises RV £5,400

Subject to status, Small Business Rates Relief should apply resulting in 100% relief, i.e. Nil charge.

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

RENT

£7,800 per annum exclusive.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT DEPOSIT

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

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, ingoing 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

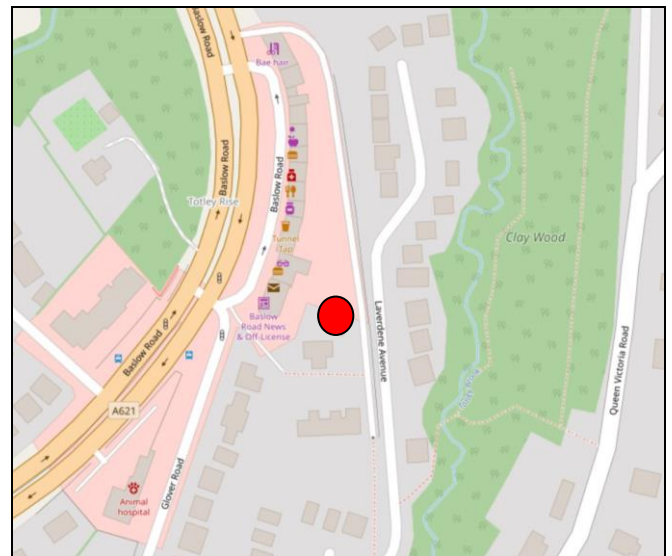
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

August 2023