

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

661 Staniforth Road, Sheffield S9 4RE



- Prime Retail/Restaurant Opportunity
- Great Location Fronting Staniforth Road
- Suitable for a Variety of Uses, Subject to Planning
- Quoting £26,500 Per Annum
- 1,422 sq ft (132.2 sq m)
- Demised Outside Seating Area

www.crosthwaitecommercial.com



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LOCATION

The property is located on Staniforth Road, on its junction with Ronald Road in the Darnall area of Sheffield.

Sheffield city centre is located approximately 2.5 miles to the south west with Meadowhall Shopping Centre and Junction 34 of the M1 Motorway situated approximately two miles to the north.

There are an abundance of amenities in close proximity, including an eclectic mix of takeaways, cafes and restaurants.

DESCRIPTION

The available unit is 1,422 sq ft on the ground floor and occupies a prominent position on Staniforth Road.

The unit has good frontage directly on to Staniforth Road thus providing an excellent signage opportunity.

Internally, the property is in shell condition. The floor will be screeded, and the walls are to be plastered by the landlord.

There is also an abundance of additional car parking close-by.

Please note that the sale of alcohol is prohibited in the unit.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **1,422 sq ft** **132.2 sq m**



TENURE

A new lease is available directly from the landlord for a term by arrangement.

RENT

We are quoting **£26,500 per annum exclusive**.

VAT

VAT will NOT be payable.

USE

The property currently benefits from an 'E' use class, which includes retail, professional services and cafes, although other uses will be considered subject to planning.

RATING

The premises will need to be reassessed upon completion of the works.

ENERGY PERFORMANCE CERTIFICATE

The premises are rated as a D. Certificate available on request.

LEGAL COSTS

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

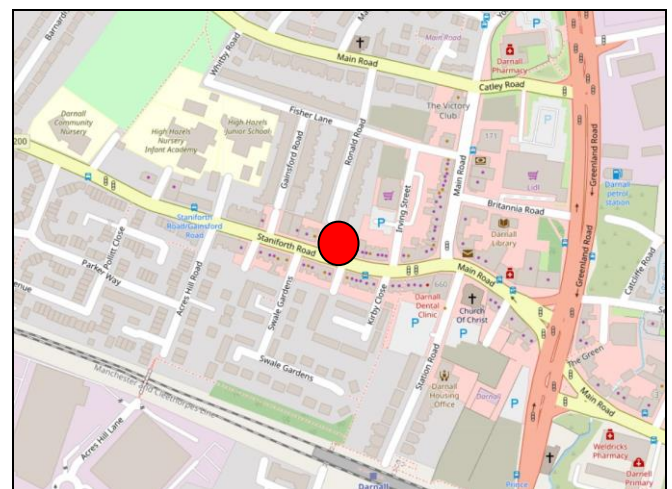
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

May 2023