

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

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

# To Let

6 <sup>3</sup>/<sub>4</sub> Dyson Place, Sharrow Vale, Sheffield S11 8XX



- First Floor Office/Studio/Showroom/Retail Unit
- Rare Opportunity Within Dyson Place Development
- Adjacent to Sharrow Vale Road
- Desirable Courtyard Setting
- 648 Sq Ft Unit Available
- Suitable for A Variety of Uses

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## LOCATION

Dyson Place is a new courtyard scheme approached from Sharrow Vale Road with an access between J.H. Mann Fishmongers and The Mediterranean Restaurant.

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

## DESCRIPTION

The unit is newly built and comprises a good quality first floor open plan area with a landing area and WC to the side. The unit has been fully refurbished ready for an occupiers fit out.

The premises would be suitable for a variety of users including office, studios or retailers.

Dyson Place comprises a range of commercial elements, in addition to 14 apartments for rent.

## ACCOMMODATION

(All gross areas being approximate)

**6 3/4 Dyson Place**      **648 sq ft**      **60.2 sq m**



## PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses may be considered subject to planning.

## LEASE

The premises are available on new leases on terms to be agreed. There will be a service charge provision to cover maintenance of the scheme.

## RENT

**£13,000 per annum exclusive.**

## RATING

The unit will be assessed for Business Rates following Practical Completion.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of B.

## RENT DEPOSIT

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

## MONEY LAUNDERING

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

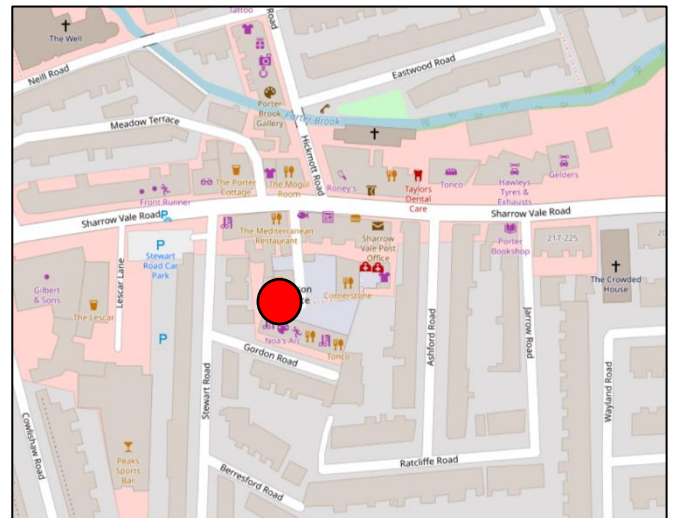
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

[Mark@crosthwaitecommercial.com](mailto:Mark@crosthwaitecommercial.com)

**07738 275226**



**SUBJECT TO CONTRACT AND AVAILABILITY February 2023**