

Property Consultants



T 0114 272 3888

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

To Let

2-6 Holme Lane, Hillsborough, Sheffield S6 4JQ



- **Prominent Location with Excellent Visibility**
- **Prime Retail Unit In the Heart of Hillsborough**
- **Suitable for a Variety of Uses (STP)**
- **746 sq ft (69.3 sq m)**
- **To Let on a New Lease**

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Crosthwaite
COMMERCIAL

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LOCATION

The property is located on the corner of Holme Lane, in the Sheffield suburb of Hillsborough, close to its junction with Middlewood Road.

Hillsborough is an extremely popular suburban retail centre with a main high street (Middlewood Road) and Hillsborough Precinct Shopping Centre which is located in the immediate vicinity to the subject property.

The area has become more popular with cafes, small bars and restaurants in recent years.

DESCRIPTION

The property comprises a corner unit with extensive glass frontage. Internally the unit is arranged as an open plan area with kitchen and WCs to the rear. The premises would be suitable for a variety of uses.

There is ample car parking in the close vicinity.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **746 sq ft** **69.3 sq m**



USE

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

LEASE

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

RENT

We are quoting **£14,500 per annum exclusive**.

VAT

VAT will NOT be payable.

RATING

The 2023 rating assessment is: -

Shop and Premises - RV £15,750

Interested parties are invited to make their own enquiries with the relevant authority.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 62 (Band C). 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.

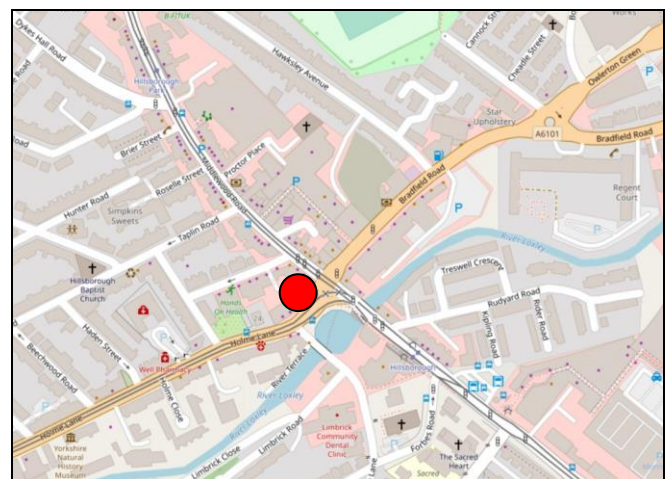
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY

March 2023