

Property Consultants



T 0114 272 3888

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

To Let

193A Sheffield Road, Killamarsh, S21 1DX



- Prominent Retail/Office Unit
- Busy Location in Thriving Neighbourhood Parade
- 655 sq ft Sales Area
- Suitable for a Variety of Uses
- Available Immediately on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are located in a prominent position on a busy parade in the centre of Killamarsh close to the junction with Bridge Street.

The premises are adjacent to Café de Bella and Akhtars with other retailers in close proximity including Admiral, Aldi, Co-op and Peak Pharmacy.

To the rear of the premises is a shared customer car park which is accessed from Bridge Street.

DESCRIPTION

The property comprises ground floor shop unit with a glazed frontage to Sheffield Road.

The unit was formerly a bookmakers and is currently being remodelled and will benefit from a customer toilet & kitchenette, see plan on following page.

ACCOMMODATION (Approx net internal areas)

| | | |
|-----------------------------|------------------|------------------|
| Internal width | 16 ft 8 ins | 5.12 m |
| Shop depth | 40 ft 7 ins | 12.4 m |
| Ground Floor Sales | 655 sq ft | 60.9 sq m |
| Kitchen | 28 sq ft | 2.6 sqm |
| Total Net Floor Area | 683 sq ft | 63.5 sq m |

N.B. All areas subject to verification on site following works

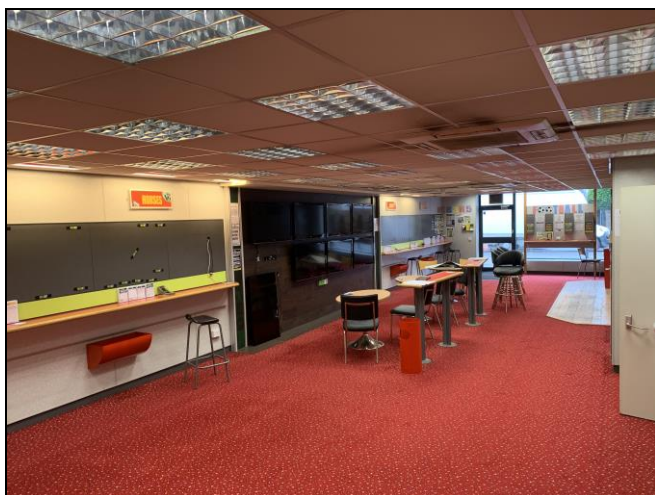
RATING

The premises will be assessed for rates following completion of the building works.

We envisage the rateable value will be below £12,000 and therefore, subject to status, 100% business rates relief could be available resulting in a nil charge.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.



RENT

Rental offers around **£9,950 per annum** are invited. A service charge is also payable, details on request.

VAT

The rent will be subject to VAT.

PLANNING

The premises currently benefit from an A2 consent (financial & professional services) however alternative uses including A1 (Retail) may be considered, subject to obtaining the necessary consents.

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

LEGAL COSTS

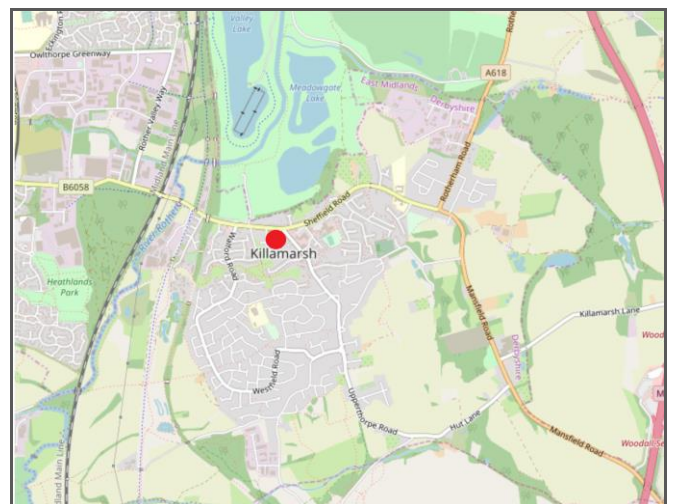
Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from the sole agents, Mark Holmes at Crosthwaite Commercial on 0114 272 3888, email mark@crosthwaitecommercial.com



**SUBJECT TO CONTRACT AND AVAILABILITY
May 2020**