

Property Consultants



T 0114 272 3888

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

To Let

571 Abbeydale Road, Sheffield S7 1TA



- Ground Floor Retail Unit
- Prominent Position Fronting Abbeydale Road
- Suitable For a Variety of Uses
- 519 sq ft (48.2 sq m)
- Available in July 2023
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are situated in a popular suburban location fronting Abbeydale Road, a principle arterial route from Sheffield city centre.

Other occupiers on the area include A E Butterworth, Mavi Ruya, The Broadfield Ale House and Two Thirds Beer Co.

There is ample parking in close proximity.

DESCRIPTION

The property provides an open plan ground floor unit with a kitchen and WC to the rear. There is an electric roller shutter in the front of the premises.

The unit would suit a variety of uses, subject to planning/fit out.

Externally there is a shared gateway leading the back door where the bins are kept.

ACCOMMODATION (Approx net internal areas)

Total	519 sq ft	48.2 sq m
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RATING

According to the Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises	R.V. £6,500
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Subject to status, 100% business rates relief could be available resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 85 (Band D). A full Energy Performance Certificate will be provided on request.

RENT

Rental offers in the region of **£8,500 per annum exclusive** are invited. VAT will NOT be payable.

LEASE

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

RENT DEPOSIT

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

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

LEGAL COSTS

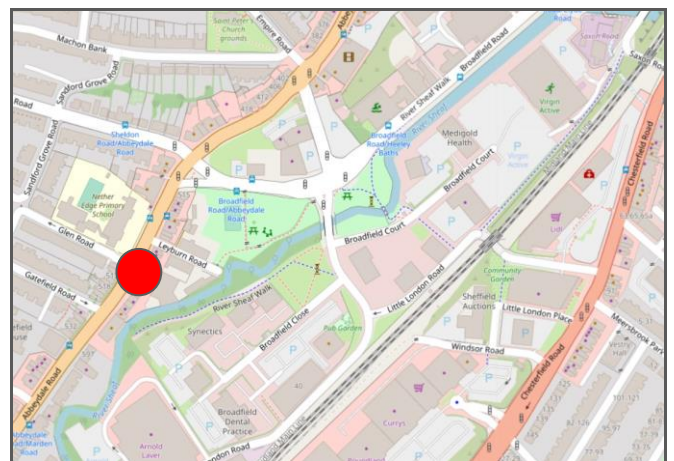
Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Charlie Appleyard – Crosthwaite Commercial
charlie@crosthwaitecommercial.com
 07852 195 089

Mark Holmes – Crosthwaite Commercial
mark@crosthwaitecommercial.com
 07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

May 2023