

Property Consultants



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

# To Let (May Sell)

158 Abbeydale Road South, Sheffield S7 2QS



- Three Storey Retail/Office/Studio Premises
- Prominent Location on Abbeydale Road South
- 1,293 sq ft (120.1 sq m) + Cellar
- Previously Hair Salon – Equipment Could Be Included
- Suitable for a Variety of Uses (Subject to Planning)
- Rental Offers Invited in the Region of £18,000 pa
- To Let on a New Lease

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## LOCATION

The property is located on Abbeydale Road South and occupies an elevated position close to the junction with Abbey Lane, and within close proximity to Millhouses Park on the eastern side of the road. The property benefits from good transport links, from what is a main arterial road, with a bus stop outside the property, and routes to the city centre, which lies approximately four and a half miles to the north east, and various suburbs via Abbeydale Road and Abbeydale Road South.

## DESCRIPTION

The three-storey terrace property is brick built beneath a pitched roof. The ground floor provides retail space to the front, with further retail space to the rear which is divided by an internal staircase. To the rear is off-shot there is a kitchen with a rear entrance.

The first floor has a kitchen and WC to the rear with two further rooms providing studio/office space.

The second floor is predominantly open plan storage/office space along with a storage cupboard.

To the rear there is a surfaced area providing parking for 2 vehicles.

The premises was previously used as a Hair Salon, the previous tenant's equipment could be included.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	557 sq ft	51.7 sq m
First Floor	423 sq ft	39.3 sq m
Second Floor	313 sq ft	29.1 sq m
<b>Total</b>	<b>1,293 sq ft</b>	<b>120.1 sq m</b>
Cellar	248 sq ft	23.0 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.

## RENT

The property is available on a new lease at a quoting rent of **£18,000** per annum. VAT is not payable on the rent.

## SALE

Alternatively, we are seeking offers of **£320,000** for the Freehold interest.

## RENT DEPOSIT

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

## RATES

The premises are currently assessed for rates as follows: -

Shop & Premises Rateable Value - £8,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

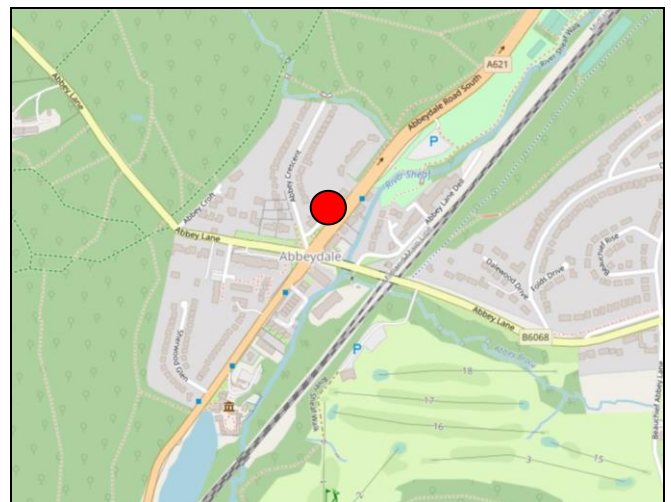
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SUBJECT TO CONTRACT AND AVAILABILITY

June 2023