

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let (May Sell)

293-295 Ecclesall Road, Sheffield S11 8NX



- One of the Best Located Suburban Shops in Sheffield
- Directly Opposite Marks & Spencer Foodhall
- 5,780 sq ft on 3 Floors - Retail or Leisure Uses
- New Lease Available
- Freehold Sale Considered

www.crosthwaitecommercial.com



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LOCATION

Ecclesall Road is Sheffield's premier suburban shopping location and these premises occupy possibly the best position in the area, being located directly opposite Marks & Spencer Foodhall and adjacent to White Stuff.

Other multiples in the area include Domino's Pizza, Tesco, Boots, Café Nero and Subway.

The property benefits from a strong pedestrian flow, including from the nearby Sheffield Hallam University Collegiate Campus and on-street parking is available directly outside the property.

DESCRIPTION

This is one of the most prominent and well recognised shops on Ecclesall Road having a substantial window frontage with a front forecourt. The ground floor retail area has been extended to the rear of the site creating an attractive internal courtyard in the centre of the premises.

At first floor level is further retail, office and storage accommodation.

The second floor, accessed via a separate entrance and staircase to the side, provides a well-fitted flat comprising dining kitchen, living room, 2 double bedrooms (one en-suite), with a separate bathroom and a small laundry room.

ACCOMMODATION (Approx net internal areas)

Ground Floor	2,575 sq ft	(239.2 sq m)
First Floor	1,440 sq ft	(133.8 sq m)
Second Floor	1,315 sq ft	(122.2 sq m)
Cellar	450 sq ft	(41.8 sq m)
Total	5,780 sq ft	(537.0 sq m)

Site Frontage	50 ft	(15.2 m)
Site Depth	82 ft	(24.9 m)
Site Area	3,985 sq ft	(370.1 sq m)



LEASE

The premises are offered to let on a new lease on terms to be agreed. Rent on application.

SALE

Alternatively, our clients would consider a sale of their freehold interest, with vacant possession on completion.

PRICE

Offers in the region of **£1.25 million** are invited.

VAT

VAT will **NOT** be payable on the purchase price or rent.

RATING ASSESSMENT

Shop and Premises Rateable Value £53,500

ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

MONEY LAUNDERING

To comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents, Crosthwaite Commercial - Martin Crosthwaite on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

March 2019



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Ground Floor Plan

