

Property Consultants



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

# To Let

297-299 Ecclesall Road, Sheffield S11 8NX



- Double Fronted Ground Floor Suburban Retail Unit
- Excellent Location Fronting Ecclesall Road
- 1,708 sq ft Net Internal Area
- Potential for a Variety of Uses (Subject to Planning)
- Rent - £47,500 Per Annum
- To Let on a New Lease

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre, opposite Marks & Spencer Simply Food outlet. Other national and local traders nearby include Oliver Bonas, Copa Caffe, Fat Face and Papa Johns Pizza.

Opposite is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

## DESCRIPTION

The property comprises a brick-built double fronted retail premises with accommodation over the ground floor. The available space accommodates a large open retail area throughout, with prominent timber framed bay windows to the front. The rear of the unit comprises of an office, store, kitchenette and WC.

Outside, there is a small external yard accessed from fire door.

## ACCOMMODATION (Approx net internal areas)

Retail	1,268 sq ft	117.8 sq m
Store/Staff Area	441 sq ft	41.0 sq m
<b>Total</b>	<b>1,709 sq ft</b>	<b>158.8 sq m</b>



## RATES

According to the Valuation Office Agency – Rating List on the Internet 2017, the premises are assessed as follows:

Shop & Premises      RV £35,000

From April 2023 the RV will be £33,000.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## RENT

Rental offers at **£47,500 per annum** are invited. We understand that VAT will be payable.

## LEASE

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

## 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.

## MONEY LAUNDERING

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

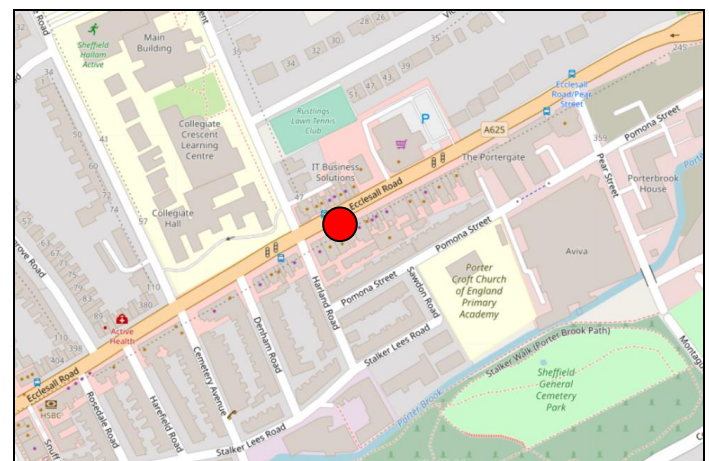
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**Charlie Appleyard – Crosthwaite Commercial**

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SUBJECT TO CONTRACT & AVAILABILITY

February 2023

## Ground Floor Plan

