

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

507 Ecclesall Road, Sheffield S11 8PR



- Ground Floor Suburban Retail Unit
- Prime Location Close to Nandos and Pizza Express
- Potential for a Variety of Uses (Subject to Planning)
- Excellent Location Fronting Ecclesall Road
- 505 sq ft Ground Floor
- Rent - £19,000 Per Annum
- To Let on a New Lease

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LOCATION

The premises are situated in a busy position fronting Ecclesall Road, Sheffield's premier suburban district centre, close to Nandos and Pizza Express. Other multiples in the vicinity include Tesco and Costa Coffee.

There is ample on street parking in the area and free/pay parking during the hours of 9.30am to 4pm on Ecclesall Road directly in front of the shop.

DESCRIPTION

The shop provides a ground floor retail unit. The front area provides clear open sales space and there is a store room, kitchenette and WC to the rear.

There is ample parking in the area.

ACCOMMODATION (Approx net internal area)

Internal Width	12 ft 8 in	3.8 m
Shop Depth	34 ft 2 in	10.4 m
Sales Area	418 sq ft	38.8 sq m
Storage	87 sq ft	8.1 sq m
Ground Floor	505 sq ft	46.9 sq m



RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Shop and Premises Rateable Value £16,500

PLANNING

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

RENT

£19,000 per annum exclusive.

VAT

The rent will be subject to VAT.

LEASE

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 107 (Band E). A full EPC will be provided on request.

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

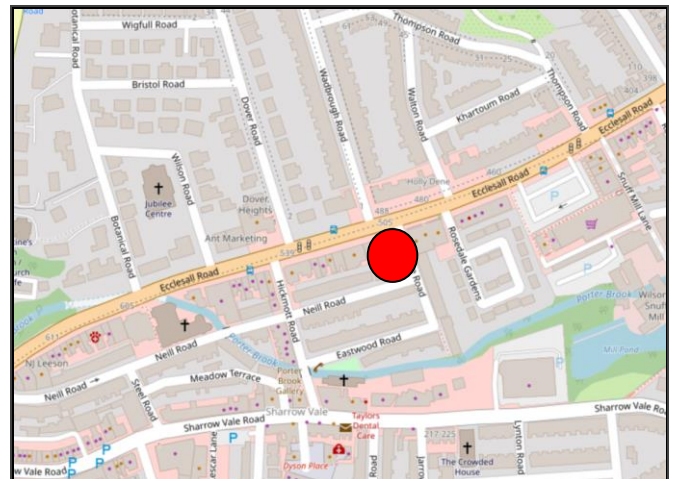
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SUBJECT TO CONTRACT & AVAILABILITY

March 2024