

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

525 Gleadless Road, Sheffield, S2 2BS



- Prominent Retail Unit On a Busy Parade
- 840 sq ft Ground Floor Lock Up Unit
- 100% Business Rates Relief, Subject to Status
- Suitable For A Variety Of Uses Subject to Planning
- Immediately Available
- To Let on a New Lease

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LOCATION

The property is situated in a predominantly residential district of Gleadless some 2.5 miles south-east of the city centre and forms part of a pedestrianised parade of shops located off Gleadless Road. There are a variety of occupiers including Betfred, Cash Convertors, Nisa and Heron Foods to name a few.

DESCRIPTION

The premises comprises a ground floor lock up shop benefiting from an electric roller shutter, air conditioning and is alarmed. To the front there is an open plan sales area, with a generous storage, Kitchenette and a WC to the rear.

There is a service lane to the rear of the property which provides vehicular access to the garage.

ACCOMMODATION (Approx net internal areas)

Total	840 sq ft	(78.04 sq m)
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PLANNING

We are informed 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), and D1 (gyms, clinics, health centre) uses, without the need for a change of use.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 73 (Band C). A full EPC will be provided on request.

RATING

The rating assessment is: -

Shop & Premises R.V. £7,000

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

RENT

£7,250 per annum VAT will not be payable.

LEASE

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

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

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, or any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

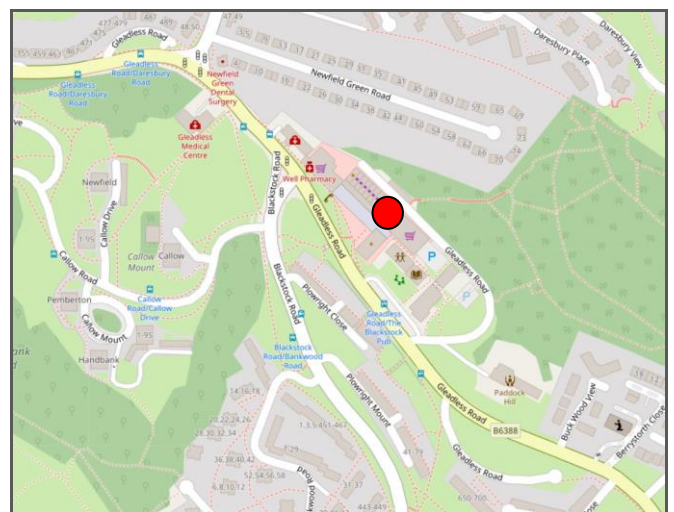
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SUBJECT TO CONTRACT AND AVAILABILITY November 2022