

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

493 Glossop Road, Broomhill, Sheffield S10 2QE



- Prominent Suburban Unit
- Excellent Location in Thriving District Centre
- Suitable for a Variety of Uses
- 100% Business Rates Relief, Subject to Status
- 411 sq ft on Ground Floor + Cellar
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The property is prominently located fronting Glossop Road, in the Broomhill district shopping centre. Nearby retail comprises a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy and Morrisons.

DESCRIPTION

The property comprises a ground floor retail unit. The front area provides open retail space with a WC and kitchen area to the rear. There is useful cellar storage space. Externally, there is rear shared yard for loading.

There is ample car parking in the vicinity.

ACCOMMODATION (Approx internal areas)

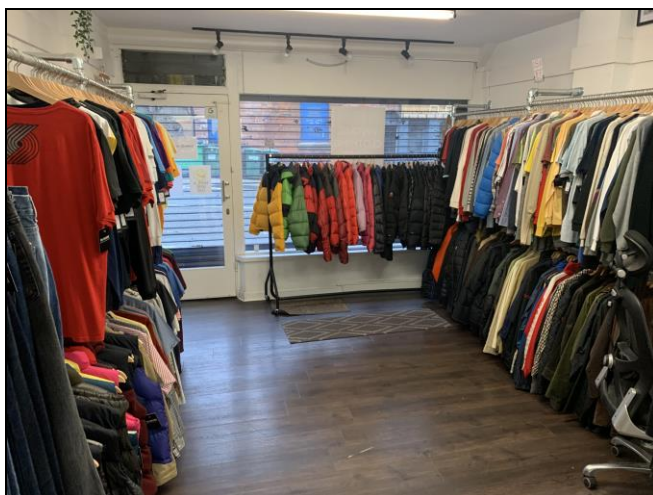
Internal Width	12 ft 3 in	3.7 m
Shop Depth	34 ft 9 in	10.6 m
Sales Area	411 sq ft	38.2 sq m
Cellar	348 sq ft	32.4 sq m
Total Ground Floor Area	411 sq ft	38.2 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £7,500

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



USE

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

£12,750 per annum exclusive. VAT is not payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 125 (Band E).

LEGAL COSTS

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

Mark Holmes - Crosthwaite Commercial

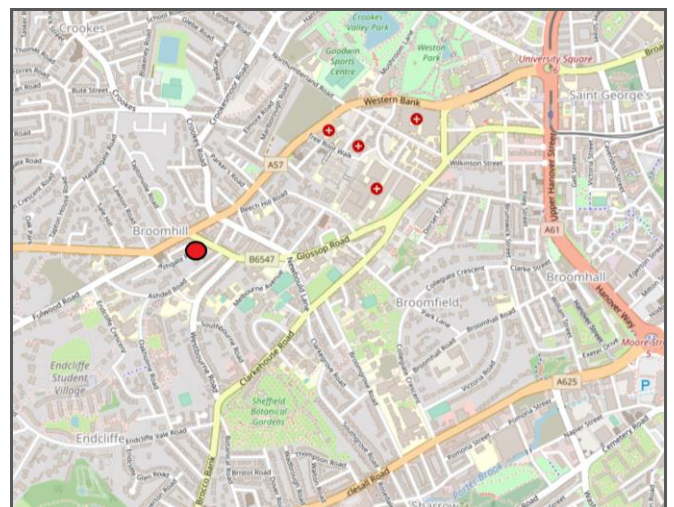
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SUBJECT TO CONTRACT AND AVAILABILITY April 2024