Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

42-46 London Road, Sheffield S2 4LR

- Large Corner Restaurant/Takeaway Premises with Basement
- Very Prominent Main Road Position
- Ground Floor Sales Area 1,542 sq ft approx.
- Planning Consent for A3 & A5 Uses
- Close to Waitrose, Sainsbury's & Aldi

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LOCATION
The premises occupy a very prominent position on the corner of London Road and Boston Street close to St Mary's Gate which forms part of Sheffield's Inner Ring Road.
The property is opposite Sainsburys Local and Waitrose close to Aldi, Ladbrokes and many other national and local retailers.
On the opposite side of London Road is The Forge, a substantial Unite student accommodation block.

DESCRIPTION
The property comprises a ground floor café/takeaway unit with additional space in the basement. The property has a very prominent corner frontage with an extensive seating area and kitchen and there is a large basement storage. The premises have been fitted out internally to a high standard and are available immediately.

ACCOMMODATION (Approx net internal areas)

Ground	**Café**	**1,542 sq ft**	**(143.3 sq m)**
Basement	**Area**	**818 sq ft**	**(76.0 sq m)**

RATES
The Rating Assessment is: -

Shop & Premises R.V. £19,750

PLANNING
The premises have the benefit of a valid planning consent for A3 and A5 purposes (Restaurants, Cafes and Hot Food Takeaways)

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

RENT
Rental offers in the region of **£32,500 per annum exclusive** are invited.

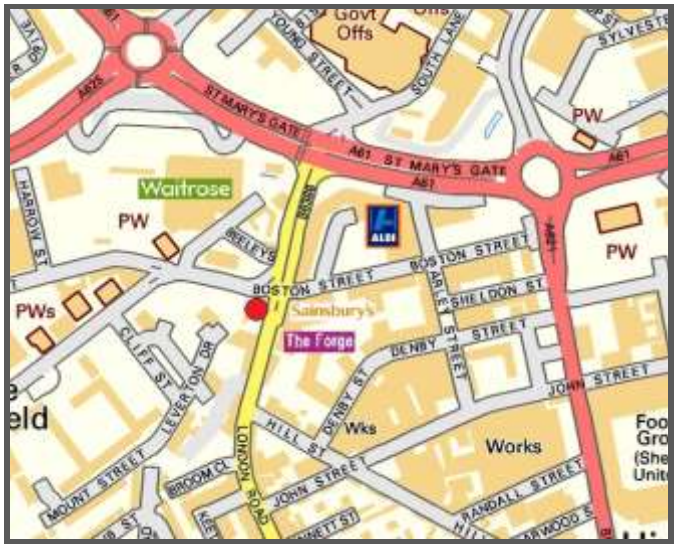
VAT
We are informed that VAT will not be payable on the rent.

FIXTURES & FITTINGS
The existing fixtures and fittings are available to purchase by separate negotiation.

ENERGY PERFORMANCE CERTIFICATE
The premises have a rating of 72 (Band C). A full EPC will be provided on request.

AVAILABILITY
The premises are vacant and occupation is therefore available immediately.

VIEWING ARRANGEMENTS
Viewing arrangements, and any further information, can be obtained from Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY
November 2018

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.

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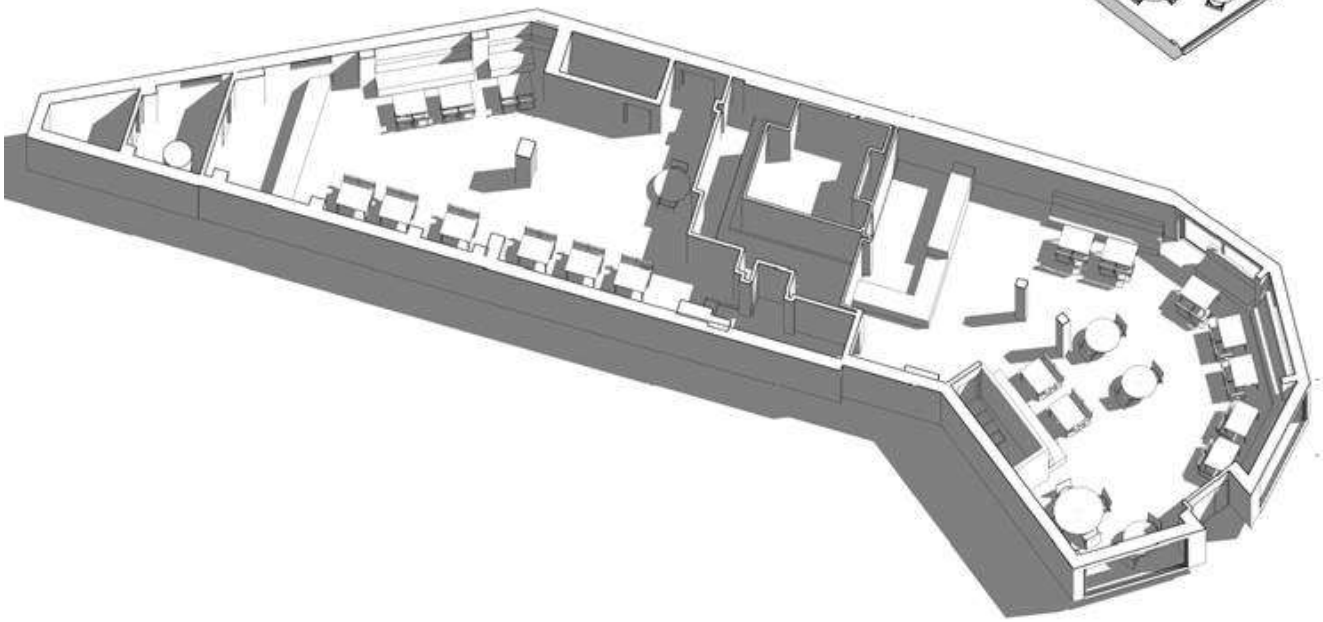

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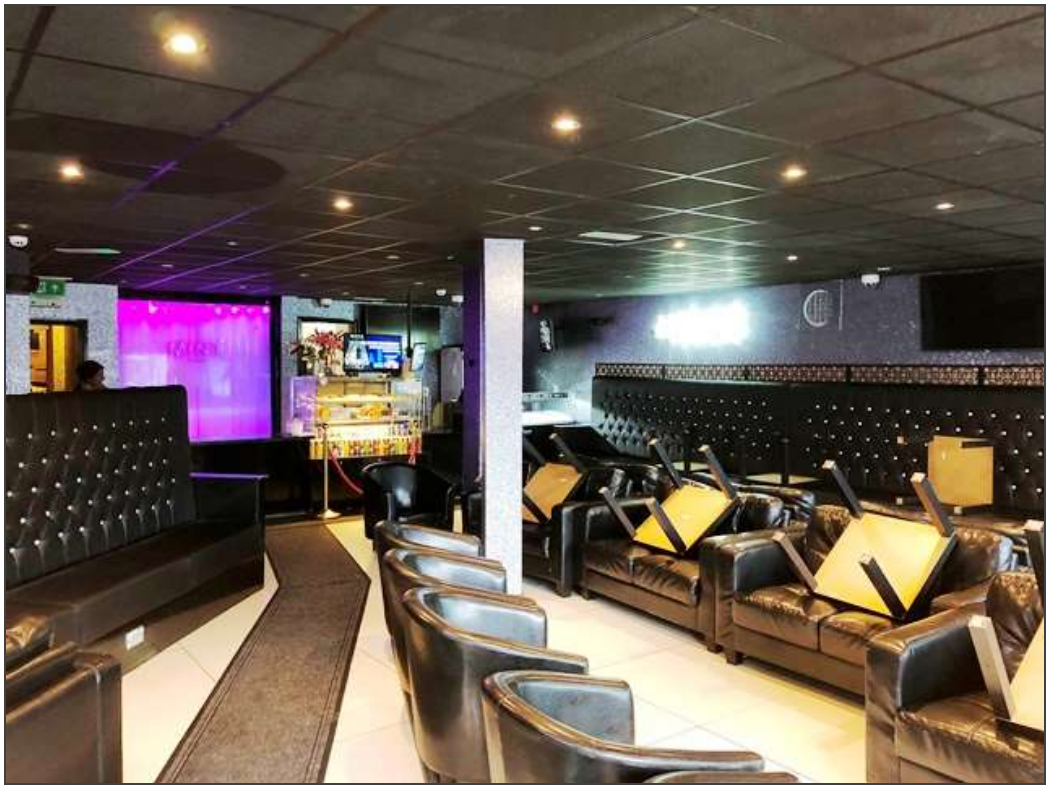

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