

To Let

365 Sharrow Vale Road, Sheffield S11 8ZG



- Substantial Showroom/Retail Unit
- Rare Opportunity Fronting Sharrowvale Road
- Full Building of 1,357 Sq Ft (126 Sq M)
- Available Immediately To Let on a New Lease
- Suitable for A Variety of Uses
- Modern Studio/Office Outbuilding to the Rear



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

LOCATION

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

The shop is situated between Made by Jonty café and Sharrow Vale Barbershop and is in close proximity to the new Dyson Place development.

DESCRIPTION

The unit provides a high quality ground floor retail/showroom area across two levels. To the first floor is further retail space with storage on the second floor. The basement provides further storage space.

The premises also benefits from a modern studio/office in an outbuilding to the rear, totalling 205 sq ft.

ACCOMMODATION

(All gross areas being approximate)

Ground Floor	581 sq ft	54 sq m
First Floor	366 sq ft	34 sq m
Second Floor	205 sq ft	19 sq m
Basement	205 sq ft	19 sq m
External Office/Studio	205 sq ft	19 sq m
Total	1,357 sq ft	126 sq m



PLANNING

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

£22,950 per annum exclusive.

LEASE

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

RATING

According to the 2023 Rating List, the property is assessed as follows:

Shop & Premises - RV £10,750

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of C (73).

RENT DEPOSIT

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

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

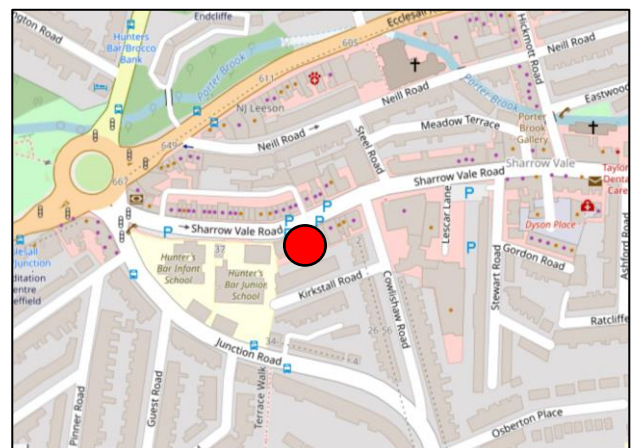
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SUBJECT TO CONTRACT AND AVAILABILITY April 2024