

Property Consultants



Crosthwaite
COMMERCIAL

To Let/May Sell

T 0114 272 3888

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

1 Cowlshaw Road, Sheffield, S11 8XE



- **Rare Opportunity in the Popular Sharrow Vale Area**
- **Excellent Location**
- **2,085 sq ft (193.7 sq m) Including Canopy**
- **Potential for a Variety of Uses (Subject to Planning)**
- **Generous Off Street Parking**
- **Rent - £24,000 Per Annum**
- **Immediately Available**

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LOCATION

The premises are located on the south side of Cowlshaw Road, close to its junction with Sharrow Vale Road. It is a busy and popular suburban location, in the Sharrow Vale and Ecclesall area. The surrounding property is a mixture of commercial and residential in character.

Traders in the vicinity include The Framery, Front Runner, The Porter Cottage and The Lescar public houses with many other local retailers.

DESCRIPTION

The property comprises a two storey commercial premises with a large canopied area. The ground floor consists of a workshop with multiple storage rooms, while the first floor provides office space.

Externally there is a secure yard with private parking for up to eight vehicles.

ACCOMMODATION (Approx areas)

Ground Floor	734 sq ft	68.2 sq m
Canopy	617 sq ft	57.3 sq m
First Floor	734 sq ft	68.2 sq m
Total	2,085 sq ft	193.7 sq m



PLANNING

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 use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Offices & Premises R.V. £9,100

RENT

Rental offers invited at **£24,000 per annum** exclusive are invited.

We understand that VAT will be payable on the rent.

SALE

We are seeking offers in the region of £400,000 for the freehold.

LEASE

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

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 114 (Band E). Copies of the EPCs are available upon request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

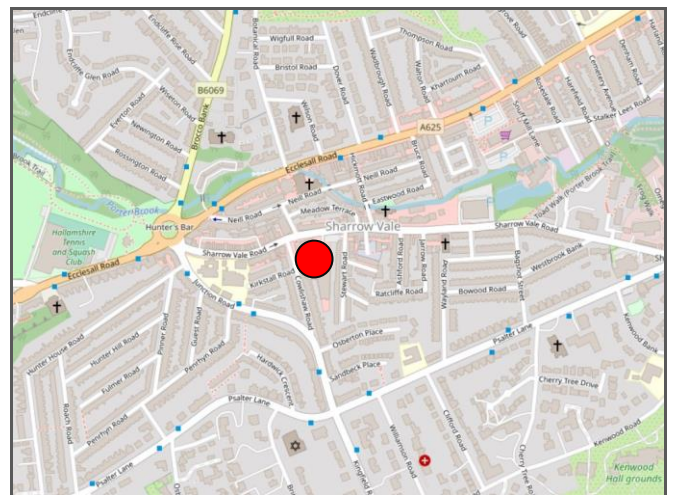
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY Updated December 2024