

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

**Well Meadow, 80-86 Upper Allen Street, Sheffield S3
7GW**



- **New Residential/Retail Scheme**
- **New High Quality Prominent Retail/Office Unit**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **777 sq ft Ground Floor Commercial Unit**
- **Available From August 2023**
- **To Let on a New Lease**

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LOCATION

The premises are located on Upper Allen Street within the Netherthorpe area of Sheffield. The premises benefit from access to Netherthorpe Road via Morpeth Street, which links to both Sheffield City Centre approximately 2 miles away and Sheffield Parkway via Derek Dooley Way approximately 1.5 miles away. The proposed unit also benefits from close proximity to the University of Sheffield just 0.7 miles away.

The surrounding area predominantly comprises of student accommodation and private rented accommodation, alongside commercial occupiers including Edwin Jagger and Central Glass.

DESCRIPTION

This available accommodation comprises a ground floor retail / office unit suitable for a variety of uses, which forms part of the new Well Meadow mixed-use development which is due for Practical Completion in August 2023.

The property is to be finished to a high specification to include the following:

- Shell specification with exposed services
- Full height glazed frontage
- Personnel access door
- Concrete floor
- Connections to all mains services
- Car parking available within the wider development alongside on street car parking

ACCOMMODATION

(All areas being approximate)

Ground Floor	777 sq ft	72.2 sq m
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PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), 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.

RATING

The unit will be assessed for Business Rates following Practical Completion in August 2023.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided following Practical Completion in August 2023.

LEASE

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

RENT

Rental offers in the region of **£12,400 per annum** are invited. The rent will be subject to VAT.

The rent is inclusive of a £0.50p per sq. ft Service Charge to cover the maintenance and upkeep of the common areas of the estate.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, an incoming tenant will be required to provide identification documentation.

LEGAL COSTS

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

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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07738 275 226

Charlie Appleyard – Crosthwaite Commercial

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Kitty Hendrick – Knight Frank

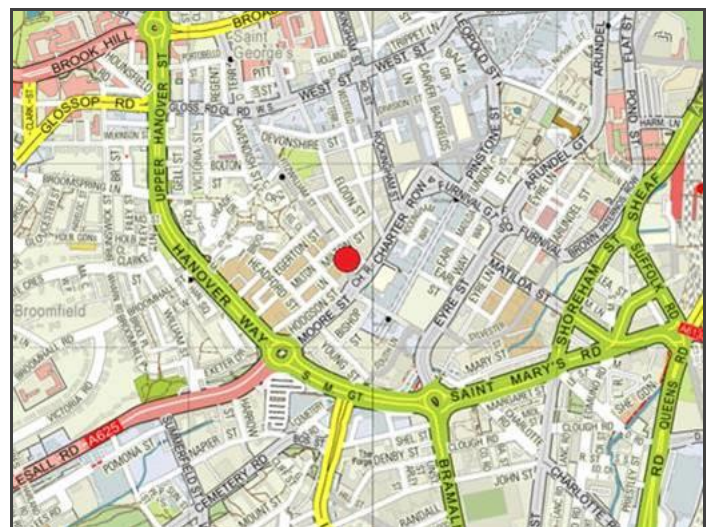
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SUBJECT TO CONTRACT AND AVAILABILITY

April 2023