

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**7-11 Market Square, Woodhouse, Sheffield S13 7JX**



- **Ground Floor Retail Unit With First Floor Ancillary Storage**
- **Occupies a Prominent Position on a Popular Retail Parade**
- **Suitable for a Variety of Uses**
- **May Split**
- **Totalling 2,397 sq ft (222.7 sq m)**
- **To Let on a New Lease**

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## LOCATION

The unit occupies a prominent position on Market Square in the heart of Woodhouse, which is a densely populated residential area. The unit is well located for bus services, local schools and car parking.

Market Square itself is the main shopping area in Woodhouse and therefore receives good levels of footfall daily.

## DESCRIPTION

The shop comprises 2,397 sq ft of ground floor retail accommodation, with first floor ancillary storage, WC's and kitchen facilities.

Internally, the unit is in good condition and is mainly open plan save for the above amenities. Externally, there is a full height glass frontage with electric roller shutter doors for security.

There is direct access to the rear to a large delivery yard and car park.

## ACCOMMODATION

(All net areas are approximate)

<b>Ground Floor</b>	<b>1,669 sq ft</b>	<b>155.1 sq m</b>
<b>First Floor</b>	<b>728 sq ft</b>	<b>67.7 sq m</b>
<b>Total</b>	<b>2,397 sq ft</b>	<b>222.8 sq m</b>



## RATING

The unit is rated as 'Shop and Premises' with a 2023 Rateable Value of £16,250.

## ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of 68 (Band C). A full EPC certificate is available on request.

## RENT

**£17,500 per annum** exclusive.

## VAT

The rent will be subject to VAT.

## LEASE

A new lease is available directly from the landlord for a term by arrangement.

## SERVICE CHARGE

The service charge is currently running at £1.25 per per sq ft.

## USE

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.

## LEGAL COSTS

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

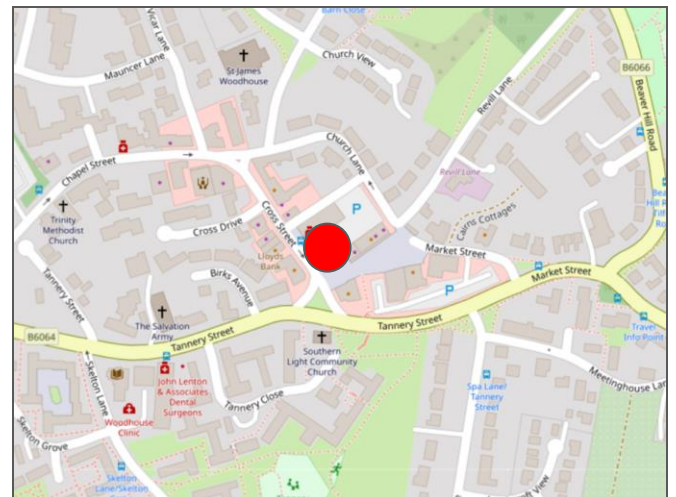
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**  
**February 2024**