

To Let

75 The Common, Ecclesfield, Sheffield S35 9WJ



- Prominent Detached Building in the Centre of Ecclesfield
- 2,047 sq ft Ground Floor Unit
- Generous Secure Private Car Park
- Frontage to Main Route to M1 - Junction 35
- To Let on a New Lease
- Rent – Price On Application



**Crosthwaite
COMMERCIAL**

T 0114 272 3888

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

RENT

Price On Application

VAT

VAT is not payable.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

LEGAL COSTS

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

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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07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

December 2025

LOCATION

Ecclesfield is a popular suburb of Sheffield some 4 miles to the north of the city centre.

The property is located in the heart of Ecclesfield opposite an Aldi supermarket fronting The Common at its junction with Nether Lane (B6087), which leads to the M1 at J35.

Traffic flow at this location is extremely heavy and the corner position offers excellent prominence.

DESCRIPTION

This is a roughly rectangular site housing a single storey business unit. The premises provides both retail and office space as well as ancillary storage, male and female WCs and kitchen facilities. The unit also benefits from comfort cooling and is fitted out to a modern standard.

The building is accessed via a glazed main entrance with secondary staff access points to the rear. To the rear there are 8 car parking spaces and 1 disabled space to the front of the unit. The site is fully fenced and benefits from separate access and egress routes.

ACCOMMODATION

Total

2,047 sq ft

190.17 sq m



RATEABLE VALUE

Business Rates available on request.

ENERGY PERFORMANCE CERTIFICATE

B- 37. A full EPC will be available on request.