

Property Consultants



To Let

T 0114 272 3888

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

49b Burncross Road, Chapeltown, Sheffield S35 1RX



- **Prominent Retail Unit Fronting Burncross Road**
- **Ground Floor Premises To Let**
- **Suitable for a Variety of Uses**
- **Busy Location in Thriving District Centre**
- **257 sq ft (23.86 sq m)**
- **Available Immediately**

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LOCATION

The premises are prominently located in the busy suburb of Chapeltown, close to the roundabout at the junction of Burncross Road and Lound Side, some 7 miles to the north of Sheffield City Centre, This is a busy town centre with a variety of retailers including Premier convenience store, Come A Casa Pizza Hut, Subway, Hays Travel and John Crawshaw Butchers. There are several bus routes serving the area.

DESCRIPTION

The premises comprise a ground floor retail unit currently used as a beauty salon. There is a kitchen and WC facilities to the rear. The unit is fitted out to a high standard.

There is car parking available to the front.

ACCOMMODATION (Approx net internal areas)

Ground Floor **257 sq ft** **23.86 sq m**



RATES

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

Beauty Salon & Premises R.V. £4,450

The unit will benefit from 100% business rates relief, subject to status.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided upon request.

RENT

Rent on Application. VAT will NOT be payable on the rent.

RENT DEPOSIT

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

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

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.

LEGAL COSTS

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

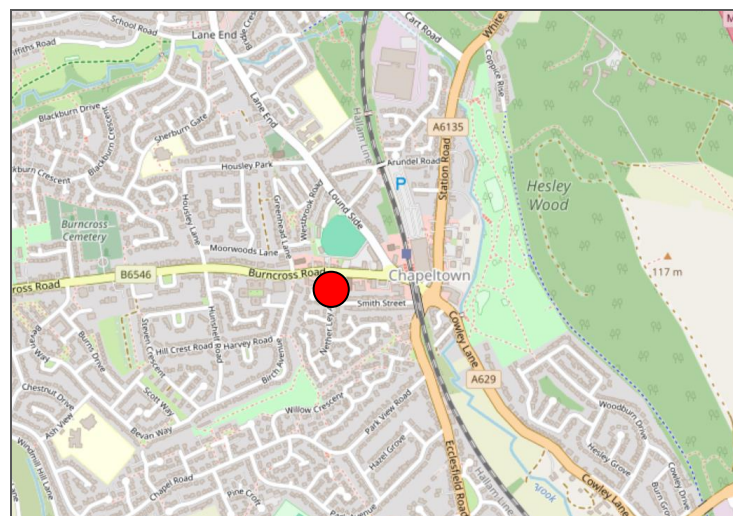
VIEWING ARRANGEMENTS

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



SUBJECT TO CONTRACT & AVAILABILITY

July 2024



Crosthwaite
COMMERCIAL

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