



To Let

75 The Common, Ecclesfield, Sheffield S35 9WJ



- Prominent Unit in the Centre of Ecclesfield
- 2,047 sq ft (190.17 sq m)
- Generous Secure Private Car Park
- Frontage to Main Route to M1 - Junction 35
- Immediately Available
- £27,995 per Annum Exclusive

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. There are approximately 8 car parking spaces secured by perimeter fencing and a gate, and 1 disabled space.

ACCOMMODATION

Ground Floor **2,047 sq ft** **190.17 sq m**

PLANNING

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

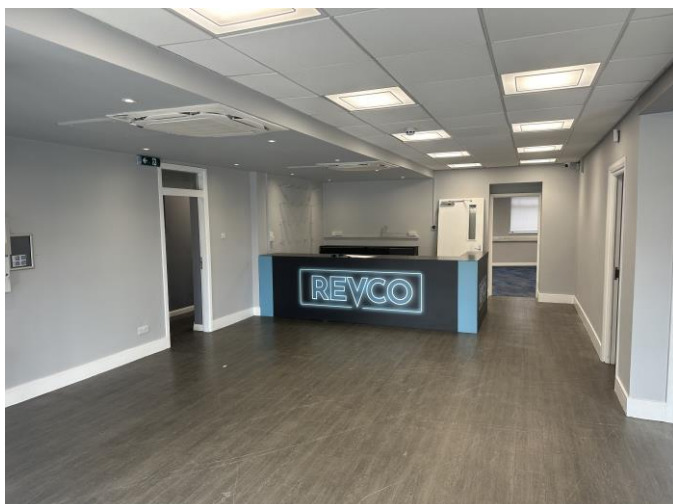
RATEABLE VALUE

According to the Valuation Office Agency - 2023 Rating List, the property is assessed as follows:

Shop & Premises - RV £15,000

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be available on request.



RENT

We are quoting a rent of £27,995 per annum exclusive of rates and utilities.

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.

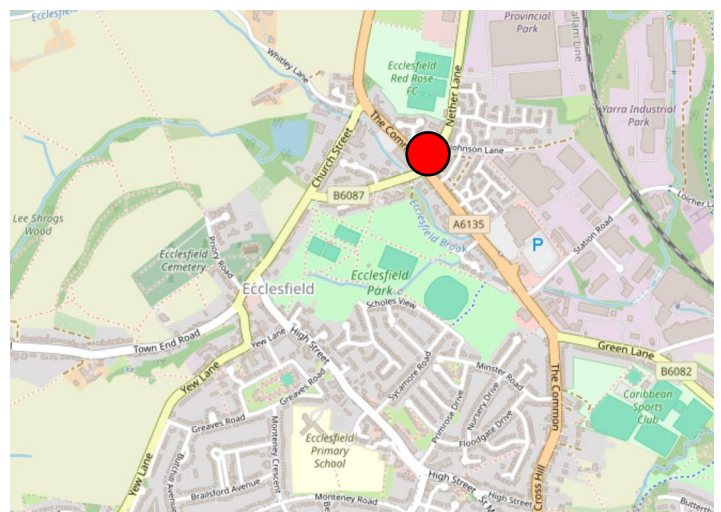
VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

June 2024