

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

37 Abbey Lane, Sheffield S8 0BJ



- Ground Floor Suburban Retail Unit
- Potential for a Variety of Uses (Subject to Planning)
- Excellent Corner Location Fronting Abbey Lane
- Convenient On-Street Parking Directly to the Front
- 672 sq ft Ground Floor + Cellar
- Rent - £15,000 Per Annum
- To Let on a New Lease

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## LOCATION

The premises are situated in a busy position fronting Abbey Lane, in the Sheffield suburb of Woodseats. The area is home to a mix of both national and local occupiers including Costa Coffee, KFC and SPAR convenience store.

Occupiers in the immediate vicinity include Beauchief Medical Practice, Abbeymoor Veterinary Centres, Poseidon Fish Bar and many more.

There is ample on street parking to the front of the premises and in the close vicinity.

## DESCRIPTION

The shop provides a ground floor retail unit. The front area accommodates clear open sales space and there is a storeroom, kitchenette and WC to the rear.

There is a cellar which leads under the front of the premises.

There is ample parking in the area.

## ACCOMMODATION (Approx net internal area)

Internal Width	18 ft 4 in	5.6 m
Shop Depth	42 ft 0 in	12.8 m
Sales Area	451 sq ft	41.9 sq m
Storage	221 sq ft	20.5 sq m
<b>Ground Floor</b>	<b>672 sq ft</b>	<b>62.4 sq m</b>



## RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Shop and Premises      Rateable Value £5,600

Subject to status, 100% business rates relief should apply.

## RENT

**£15,000 per annum** exclusive.

## VAT

The rent will be subject to VAT.

## LEASE

The premises are available on a new lease with terms to be agreed.

## PLANNING

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

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## 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.

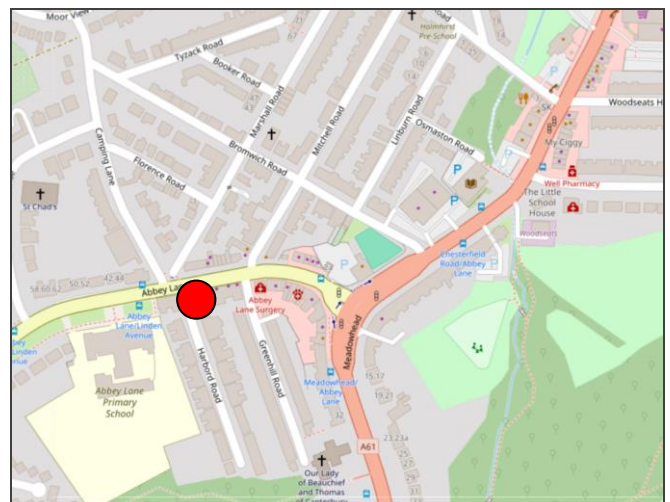
## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

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

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

March 2024