

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

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

# To Let

936 Ecclesall Road, Sheffield S11 8TR



- Suburban Retail Unit with Rear Garden
- Potential for a Variety of Uses (Subject to Planning)
- Excellent Location Fronting Ecclesall Road
- 1,296 sq ft Across Three Floors + Basement
- Rent - £15,000 Per Annum
- To Let on a New Lease
- Immediately Available

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## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, close to Banner Cross in Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Wildcard Bar and Grill, Sainsburys, Post Office, Blundells, Lloyds Chemist and The Dark Horse.

There is ample on street parking in the area and free/pay parking during the hours of 9.30am to 4pm on Ecclesall Road directly in front of the shop.

## DESCRIPTION

The shop provides a retail unit arranged across three floors with a basement, most recently used as a beauty salon. The front area provides sales space with security shutters to the front along with storeroom to the rear. The first floor provides multiple treatment rooms with WC's. The second floor provides a further treatment room along with kitchen facilities.

There is ample parking in the area. To the rear is a small garden area.

## ACCOMMODATION (Approx net internal area)

Internal Width	15 ft 9 in	4.8 m
Shop Depth	28 ft 10 in	8.8 m
Ground Floor	484 sq ft	44.99 sq m
First Floor	371 sq ft	34.5 sq m
Second Floor	441 sq ft	40.95 sq m
Basement	357 sq ft	33.2 sq m
<b>Total</b>	<b>1,653 sq ft</b>	<b>153.6 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## RENT

**£15,000 per annum** exclusive.

## VAT

If applicable the rent will be subject to VAT.

## LEASE

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

## RATING

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

Shop and Premises      Rateable Value £14,500

## PLANNING

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

## LEGAL COSTS

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

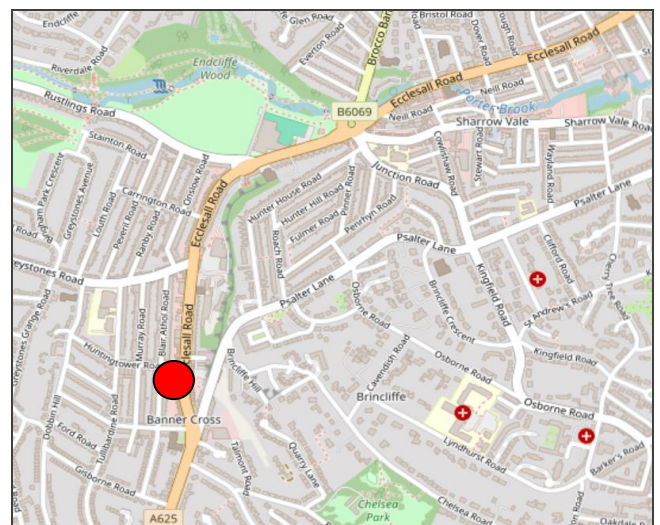
## VIEWING ARRANGEMENTS

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

July 2024