

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

465 Glossop Road, Broomhill, Sheffield S10 2QE



- Prominent Suburban Unit
- Excellent Location in Thriving District Centre
- Suitable for a Variety of Uses
- 596 sq ft on Ground Floor + Lower Ground Floor
- 100% Business Rates Relief, Subject to Status
- To Let on a New Lease

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LOCATION

The property is prominently located fronting Glossop Road, in the Broomhill district shopping centre. Nearby retail comprises a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy and Morrisons.

DESCRIPTION

The property comprises a ground and lower ground floor lock up takeaway unit. The ground floor accommodates an open plan space with a kitchen and serving counter. The lower ground floor consists of storage split into two rooms.

There is ample car parking in the vicinity.

ACCOMMODATION (Approx internal areas)

Ground Floor	306 sq ft	28.4 sq m
Lower Ground Floor	290 sq ft	27.0 sq m
Total	596 sq ft	55.4 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £8,400

Subject to status, 100% small business rates relief may apply resulting in a nil charge.



USE

The premises have the benefit of a planning consent for former A5 use suis generis (Hot Food Takeaway).

ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of 75 - C. An EPC certificate is available on request.

RENT

£13,200 per annum exclusive. VAT will not be payable.

LEASE

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

RENT DEPOSIT

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

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs 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 agent detailed below.

Mark Holmes - Crosthwaite Commercial

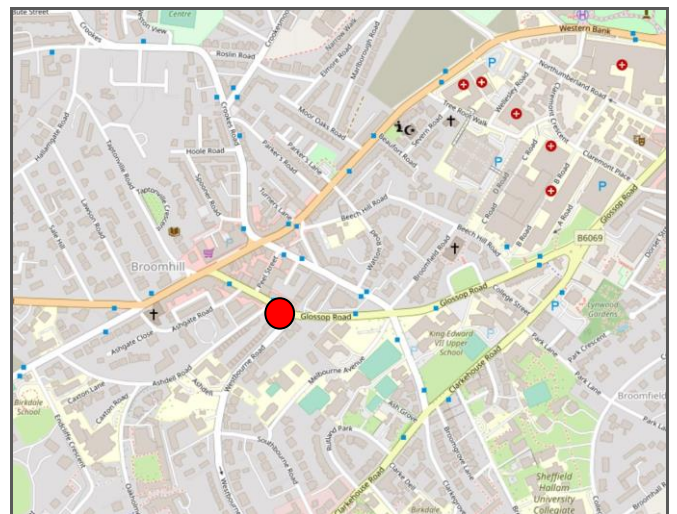
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SUBJECT TO CONTRACT AND AVAILABILITY

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