

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

9 Penistone Road, Sheffield S35 8QH



- **Swimming Pool Facility with Salon/Studio Space To Let**
- **Available as One or Separately**
- **Excellent Location Fronting Penistone Road in Grenoside**
- **Demised Parking Spaces**
- **1,712 sq ft (158.94 sq m) Total Available Space**
- **Rent - £18,750 Per Annum**
- **To Let on a New Lease**

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LOCATION

The premises are situated in a prominent position fronting Penistone Road, in Grenoside. The area is predominantly residential in nature, with some retail and leisure offerings fronting the main road.

Occupiers in the immediate vicinity include Grenoside Medical Practice, Butterfly Nail Studio and The Red Lion public house.

DESCRIPTION

The premises comprise a swimming pool facility with changing rooms as well as three separate rooms suitable for use as a beauty salon, physio, studio etc. The spaces are available as one or separately.

The property benefits from a shared garden and demised car parking to the front.

ACCOMMODATION (Approx net internal area)

Swimming Pool and Changing Facilities	1,087 sq ft	100.99 sq m
Room 1	407 sq ft	37.77 sq m
Room 2	112 sq ft	10.37 sq m
Room 3	106 sq ft	9.81 sq m
Total	1,712 sq ft	158.94 sq m



RATING

The premises qualify for 100% business rates relief, subject to status.

PLANNING

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

RENT

£18,750 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.

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:

Tom Shelton - Crosthwaite Commercial

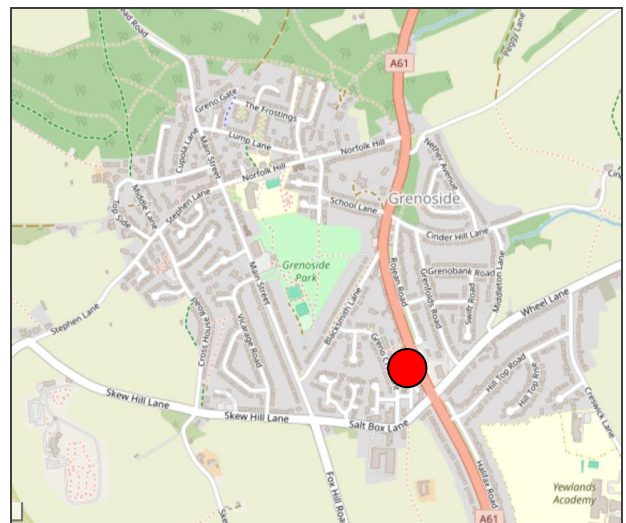
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SUBJECT TO CONTRACT & AVAILABILITY **October 2024**