

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

8 Brooklands Avenue, Sheffield S10 4GA



- Prominent Suburban Unit in Fulwood
- Suitable for a Variety of Uses
- Ground Floor Totalling 495 sq ft (46.0 sq m) + Cellar
- 100% Business Rates Relief, Subject to Status
- To Let on a New Lease
- Available Spring 2025

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LOCATION

The premises are situated on Brooklands Avenue in the Fulwood suburb of Sheffield. The area is predominantly residential however the premises sits in a small district retail area with a variety of offerings.

Occupiers in the immediate vicinity include Brook Coffee Rooms, Fulwood Ale Club and Co-Op Food.

DESCRIPTION

The shop provides open plan retail space across the ground floor and benefits from an electric roller shutter door.

The unit also has the benefit of a cellar which is accessed externally, providing extra storage space.

ACCOMMODATION (Approx internal areas)

Cellar	291 sq ft	27.0 sq m
Ground Floor	495 sq ft	46.0 sq m
Total	786 sq ft	73.0 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £10,250

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



USE

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

RENT

£12,000 per annum exclusive. If applicable, VAT will 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.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

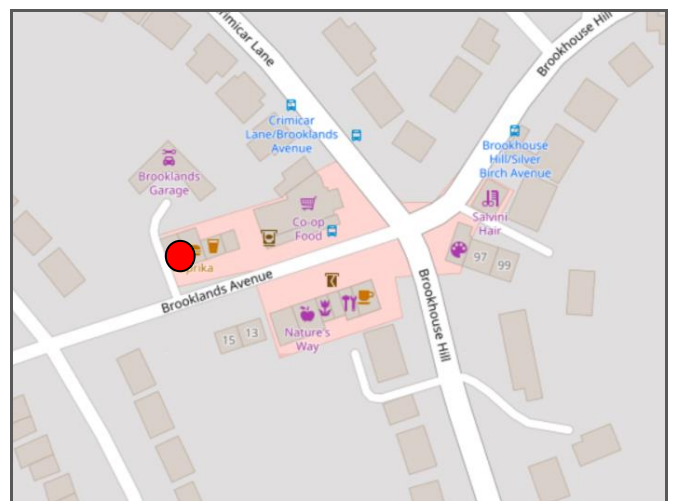
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SUBJECT TO CONTRACT AND AVAILABILITY November 2024