

Property Consultants



**T 0114 272 3888**

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

# To Let

**419 Ecclesall Road, Sheffield S11 8PG**



- **Ground Floor Suburban Retail Unit**
- **Excellent Location Fronting Ecclesall Road**
- **493 sq ft Net Internal Area**
- **Potential for a Variety of Uses (Subject to Planning)**
- **Rent - £17,500 Per Annum**
- **To Let on a New Lease – Available Spring 2025**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Beres Pork Shop and The Ale Club.

Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

## DESCRIPTION

The shop provides a ground floor retail unit with mainly open plan sales areas, along with a rear staff room and WC. The unit benefits from useful cellar storage.

The premises is currently occupied as one with the adjacent unit, however this will be split to form a single self-contained retail premises.

## ACCOMMODATION (Approx net internal areas)

Sales Area	405 sq ft	37.7 sq m
Rear Office/Store	88 sq ft	8.2 sq m
<b>Total</b>	<b>493 sq ft</b>	<b>45.9 sq m</b>



## PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses may be considered subject to planning.

## RATES

The premises is currently rated with the adjacent property. Once split, the property will need to be reassessed.

## RENT

Rental offers at **£17,500 per annum** are invited. We understand that VAT will be payable.

## LEASE

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

## RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC available 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**

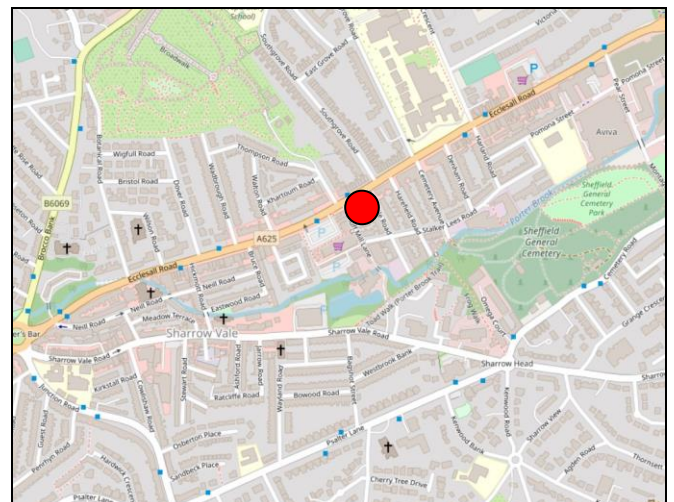
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

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

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY

November 2024