

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Champion Riverside, 220 Sharrow Vale Road, Sheffield
S11 8ZH



- **Preliminary Details**
- Unique Opportunity on Sharrow Vale Road
- Suitable for a Variety of Uses
- To Be Refurbished Subject to Occupiers Requirements
- 1,255 Sq Ft Ground Floor + Large Demised Forecourt

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LOCATION

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road and Dyson Place.

Nearby food and drink occupiers include Tonco Bakery, Cornerstone, Pellizco, The Porter Cottage, The Lescar and Iberico to name a few.

DESCRIPTION

A former Car Sales/Workshop Unit with a generous Forecourt to the front. The unit currently provides a large open retail area to the front with partitioned Offices/WC's to the rear. The Landlord will undertake works to the unit subject to an incoming occupiers requirements.

The premises would be suitable for a variety of users including Restaurant/Bar, Office, Studios or Retail.

ACCOMMODATION

(All gross areas being approximate)

Ground Floor **1,255 sq ft** **116.6 sq m**



PLANNING

We are informed the premises benefit from a Sui Generis use class as it was formally, a car sales showroom.

Other uses such as the former A1 (Retail), A2 (Estate agency, Financial and Professional), A3 (Restaurant/Cafe), B1 (Offices use), A4 (Drinking Establishment) and D1 (clinics, health centre) uses would be considered subject to planning.

LEASE

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

RENT

On Application. Subject to Landlord Works

RATING

The unit requires reassessment for Business Rates as it is currently part of a larger assessment.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of E.

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

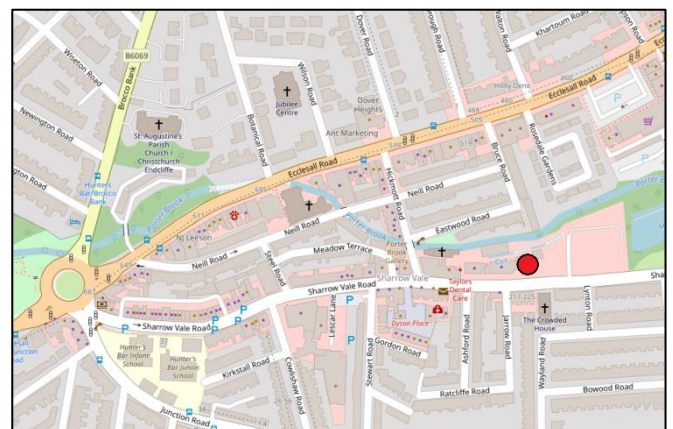
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SUBJECT TO CONTRACT AND AVAILABILITY November 2024