

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

1 Ashgate Road, Broomhill, Sheffield S10 3BZ



- Suburban Retail/Office/Studio Unit
- Excellent Location in Thriving District Centre
- Suitable for a Variety of Uses
- 100% Business Rates Relief, Subject to Status
- Totalling 541 sq ft (50.3 sq m)
- To Let on a New Lease

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LOCATION

The property is prominently located fronting Ashgate Road, just off 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 floor retail unit most recently used a jewellers. The front area provides open retail space with a WC and kitchen area to the rear. There is useful lower ground floor space which could be used for offices or storage. Externally, there is a shared yard with a demised car parking space.

There is ample public car parking in the vicinity.

ACCOMMODATION (Approx internal areas)

Ground Floor	298 sq ft	27.7 sq m
Lower Ground Floor	243 sq ft	22.6 sq m
Total Floor Area	541 sq ft	50.3 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £4,250

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



USE

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.

RENT

£8,000 per annum exclusive. VAT is not payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

RENT DEPOSIT

A rent deposit will be held 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 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

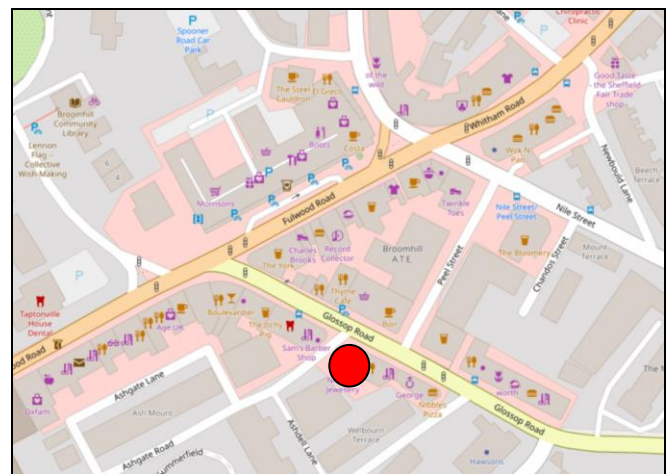
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY December 2024