

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

833 Ecclesall Road, Sheffield S11 8TH



- **Preliminary Details**
- **Prominent Modern Unit Fronting Ecclesall Road**
- **Busy Location on Main Arterial Route**
- **1,719 sq ft Ground Floor Unit**
- **Sui Generis Use (Former A5 Hot Food Takeaway)**
- **Potential for Showroom/Retail/Studio/Office STP**
- **To Let on New Lease**

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LOCATION

The premises are located towards the southern end of Ecclesall Road opposite Greystones Road, within the same scheme as Co-Op Supermarket and Kitchen Craft Design. Other multiple retailers nearby include Sainsbury's Local and Lloyds Pharmacy. There is some on-street car parking in front of the unit and limited car parking to the rear within the scheme.

DESCRIPTION

The unit provides open plan space with a WC to the side and a large window frontage to Ecclesall Road. The premises are fitted with a full extraction unit, but could be altered to suit an incoming occupiers requirements.

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

ACCOMMODATION (Approx internal area)

Internal Width	41 ft 4 ins	12.6 m
Widening to	54 ft 2 ins	16.5 m
Shop Depth	36 ft 2 ins	11.00 m
Ground Floor Area	1,719 sq ft	159.7 sq m



PLANNING

The premises have Sui Generis use (Restaurant/Takeaway).

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 for a term to be agreed, subject to periodic rent reviews.

RENT

£29,500 per annum exclusive of VAT.

VAT

VAT will be payable on the rent.

RATES

The premises are currently assessed for rates as follows: -

Restaurant & Premises - RV £29,750

EPC

The premises have a rating of 94 (Band D). A full Energy Performance Certificate will be provided on request.

SERVICE CHARGE

A service charge is payable towards the maintenance of the common areas.

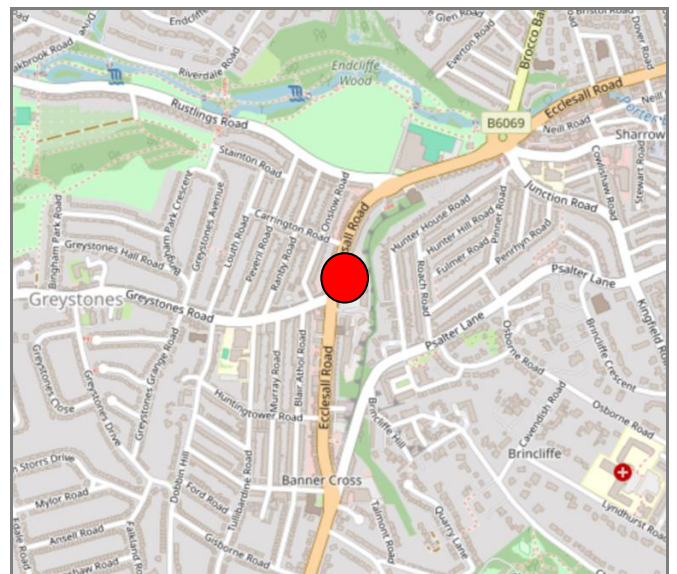
VIEWING ARRANGEMENTS

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 & AVAILABILITY

February 2025