

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

193 Middlewood Road, Hillsborough, Sheffield S6 4HD



- Prominent Retail Unit Fronting Middlewood Road
- Ground Floor Premises Totalling 681 sq ft
- 100% Business Rates Relief, Subject to Status
- Suitable For a Variety Of Uses Subject to Planning
- Rent - £10,900 Per Annum
- Immediately Available

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**LOCATION**

The property is located on the west side of Middlewood Road, in the Sheffield suburb of Hillsborough, close to its junction with Dixon Road.

Hillsborough is an extremely popular suburban retail centre with a main high street (Middlewood Road) and Hillsborough Precinct Shopping Centre which is located in the vicinity to the subject property. There are variety of other occupiers in the vicinity including B&M Bargains, Hillsborough Post Office, Beres, The Orange Bird, Pangolin Craft Beer amongst others.

**DESCRIPTION**

The subject property is arranged over the ground floor. The premises accommodates a glazed frontage with 'retail' sales area to the front of the unit. To the rear there is storage/worktop areas, although this could be used for alternative purposes.

There is a dry, usable basement for storage accessed internally.

**ACCOMMODATION** (Approx net internal areas)

<b>Total</b>	<b>681 sq ft</b>	<b>63.2 sq m</b>
Cellar	173 sq ft	16.1 sq m



**PLANNING**

We are informed the premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office), and D1 (gyms, clinics, health centre) uses, without the need for a change of use.

**ENERGY PERFORMANCE CERTIFICATE**

EPC will be provided on request.

**RENT**

Rent passing - £9,900 per annum

**LEASE**

The premises are available on an assignment of the current lease expiring in 2 ½ years. Alternatively, a new lease is available, for a term to be agreed.

**RENT DEPOSIT**

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

**RATING**

The rating assessment is: -

Shop & Premises R.V. £8,400

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

**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.

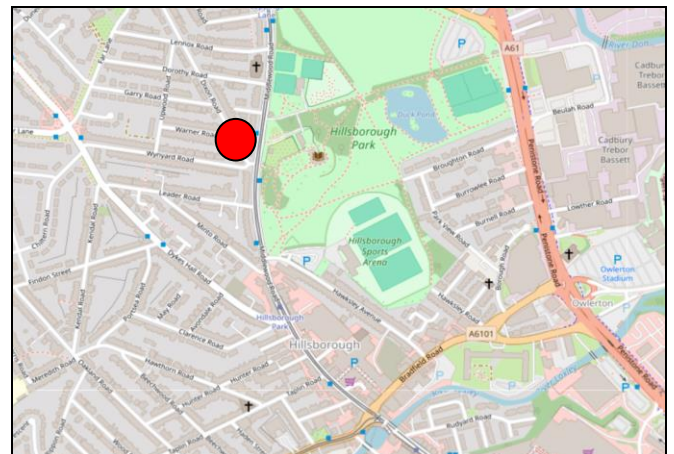
**VIEWING ARRANGEMENTS**

Viewing arrangements, or any further information, can be obtained from the sole agent detailed below:

**Mark Holmes - Crosthwaite Commercial**

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

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY February 2025