

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

311-313 Middlewood Road, Sheffield S6 1TG



- **Prominent Location with Excellent Visibility**
- **Prime Double Fronted Retail Unit in the Heart of Hillsborough**
- **Excellent Public Transport Links**
- **To be Refurbished with New Shop Front**
- **1,541 sq ft (143.18 sq m)**

www.crosthwaitecommercial.com



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LOCATION

The property is located on Middlewood Road, in the Sheffield suburb of Hillsborough, close to its junction with Leppings Lane. Hillsborough is an extremely popular suburban retail centre with an eclectic mix of shops, bars, cafes and restaurants.

Occupiers in the immediate vicinity include Antler Grill and Wine, Asda, Costa, Beres and Kringle Danish Bakery.

There are excellent public transport links with numerous bus routes and the Supertram running along Middlewood Road.

DESCRIPTION

The available space is a double fronted ground floor retail unit with a kitchen and WC's to the rear.

The unit is to be fully decorated along with a new shop front. The space will benefit from a suspended ceiling with new LED lighting.

The space extends to approximately 1,541 sq ft.

ACCOMMODATION

(All net areas are approximate)

| | | |
|---------------------|--------------------|--------------------|
| Ground Floor | 1,541 sq ft | 143.18 sq m |
|---------------------|--------------------|--------------------|



USE

The building falls under use category 'E' in the new Use Class Order, applicable as of 1st September 2020.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

RENT

£19,500 per annum exclusive.

LEASE

A new lease is available directly from the landlord on terms to be discussed.

VAT

If applicable, VAT will be payable on the rent.

RATING

The unit is rated as 'Cafe and Premises' with a 2023 Rateable Value of £18,000.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Tom Shelton - Crosthwaite Commercial

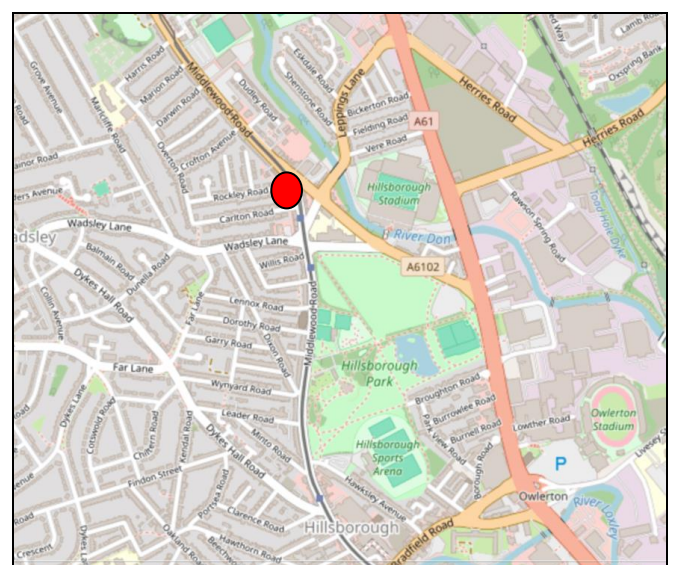
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SUBJECT TO CONTRACT AND AVAILABILITY

February 2025