

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**1A Bradfield Road, Sheffield S6 2BY**



- **Prominent Location with Excellent Visibility**
- **Prime Double Fronted Retail Unit in the Heart of Hillsborough**
- **Excellent Public Transport Links**
- **To Let on a New Lease**
- **628 sq ft (58.3 sq m)**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)





**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

## LOCATION

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

The building sits adjacent to Hillsborough Precinct and occupiers in the same parade include The Shakey, Subway and Holland and Barrett.

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

## DESCRIPTION

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

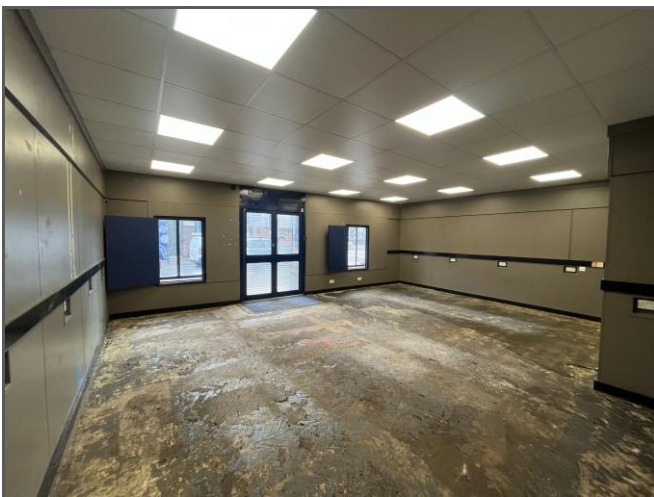
The unit has recently been redecorated and new including new LED lighting inserted into the existing suspended ceiling. The main sales area is completely open plan.

The space extends to approximately 628 sq ft.

## ACCOMMODATION

(All net areas are approximate)

**Ground Floor**      **628 sq ft**      **58.3 sq m**



## USE

The building falls under Suis Generis Use Class.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC of B 47. Full certificate available on request.

## RENT

**£14,500 per annum exclusive.**

## LEASE

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

## VAT

VAT will NOT be payable on the rent.

## RATING

The unit is rated as 'Shop and Premises' with a 2023 Rateable Value of £13,500.

## 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**

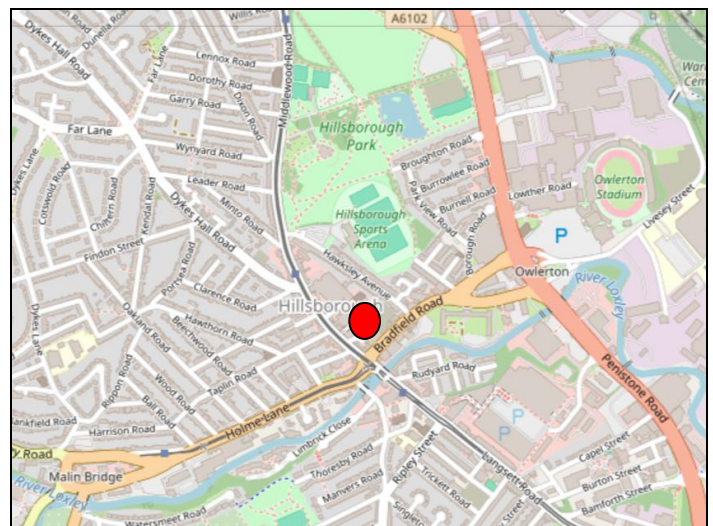
[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

**07738 335 482**

**Fern Corton - Crosthwaite Commercial**

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

**07538 412 671**



**SUBJECT TO CONTRACT AND AVAILABILITY**

**Updated April 2025**