

# To Let

**Units 7-8 Penistone Road Trading Estate, Penistone Road, Sheffield S6 2FL**



- **Trade Counter/Light Industrial/Showroom Unit**
- **Prominent Position With Visibility On Penistone Road (A61)**
- **1,573 sq ft (146.1 sq m)**
- **Quoting £18,000 Per Annum**
- **100% Business Rates Relief, Subject to Status**
- **To Let on a New Lease – Available June 2025**



## LOCATION

The unit is located on Penistone Road Trading Estate, just off Penistone Road (A61). The area has a wide range of uses, however is predominantly industrial and retail (car showroom uses). It has good access into the city centre via the A61, approximately 2 miles to the south. The nearest junction of the M1 motorway is J34, which lies approximately 5 miles to the north east and is easily accessible via the A6109.

There is a variety of both national and local occupiers close by including Stoneacre, Vertu Motors and Lexus.

## DESCRIPTION

The unit comprises a trade counter/light industrial premises incorporating a full height electric roller shutter access (3.5 m) along with a separate pedestrian entrance

The workshop provides open plan space with concrete floors and cladded elevations. There is a demised office and kitchen area to the right of the units. The WCs are accessed from an internal hallway, which are shared with the other tenants.

Externally, the unit has a shared yard and dedicated parking to the front elevation of the premises.

## ACCOMMODATION (Approx gross internal areas)

<b>Total</b>	<b>1,573 sq ft</b>	<b>146.1 sq m</b>
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## RATING

The premises are currently assessed for rates as follows: -

Workshop & Premises Rateable Value - £9,200

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

## RENT

**£18,000 per annum** exclusive. VAT will be payable on the rent.

## LEASE

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

## SERVICE CHARGE

There is a service charge is currently running at £1.75 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 60 – C. An EPC will be provided on request.

## 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 (Offices/Light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

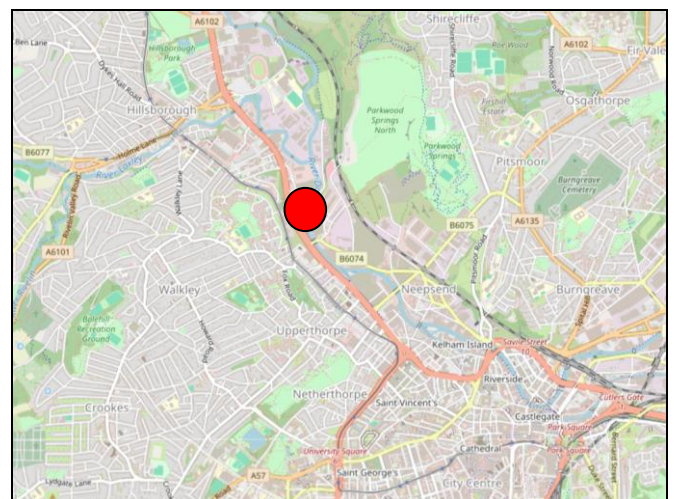
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

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

07852 195 089



**SUBJECT TO CONTRACT & AVAILABILITY**

**March 2025**