

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let/May Sell

103 Wilkinson Street, Sheffield S10 2GJ



- Retail/Office Premises - **To Let/May Sell**
- Prominent Suburban Property Fronting Glossop Road
- Suitable for a Variety of Uses
- Totalling 726 sq ft (67.0 sq m)
- 100% Business Rates Relief, Subject to Status
- Immediately Available
- To Let on a New Lease

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LOCATION

The premises occupy a prominent location fronting Wilkinson Street on its junction with Glossop Road close to Upper Hanover Street, part of Sheffield's inner ring road. There is a mixture of office, residential, retail and educational uses in the vicinity.

Hallamshire, Weston Park and Sheffield Children's Hospitals, the University of Sheffield main campus and the city centre are all within easy walking distance.

DESCRIPTION

The property comprises a mid terrace two storey office building with a yard to the rear.

The ground floor is bisected by the staircase with a reception and private office to the rear, the first floor provides further office space along with WC with the second floor offering ancillary storage space.

We understand parking permits for the area can be obtained

ACCOMMODATION (Approx internal areas)

Ground Floor	294 sq ft	27.0 sq m
First Floor	294 sq ft	27.0 sq m
Second Floor	138 sq ft	13.0 sq m
Total	726 sq ft	67.0 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £6,800

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



USE

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

SALE

We are seeking offers at **£190,000** for the freehold interest.

RENT

£12,000 per annum exclusive. VAT will not be payable.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

LEGAL COSTS

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

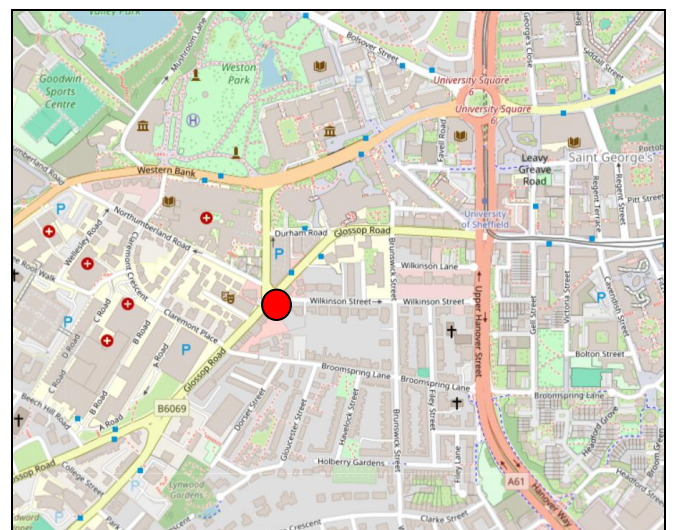
VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

Updated March 2025