

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

**Land at 19 Eastern Avenue, Sheffield S2 2GH**



- **Car Park / Yard / Storage Compound To Let**
- **Excellent Transport Links to Sheffield City Centre**
- **Total Site Area - Approx 0.32 Acres**
- **Quoting £15,000 Per Annum**
- **Immediately Available**

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



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## LOCATION

The land is situated approximately three miles south-east of Sheffield city centre in a predominantly residential area.

The land is located close to the Sheffield Outer Ring Road fronting Eastern Avenue close to its junction with City Road approximately a quarter of a mile from Manor Top, in the Arbourthorne Estate. Existing occupiers in the vicinity include national operators such as Co operative Foodstore, Londis Convenience Store, and Betfred as well as local independent traders such as Mali Express and WOW Barbers.

## DESCRIPTION

The site is approximately 0.32 acres in size and rectangular in shape. It is relatively flat and tarmacked / hard surfaced. It is suitable for use as storage, a car park, or sales pitch.

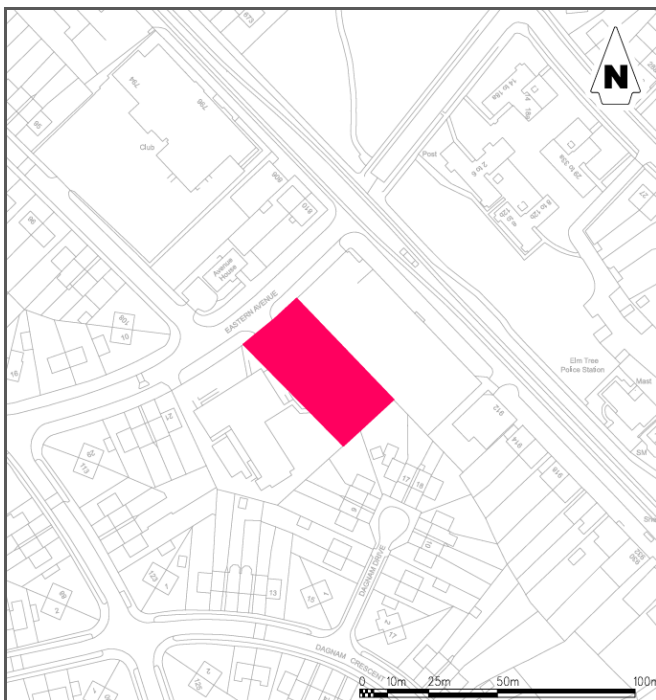
We understand electricity is available to the site.

## ACCOMMODATION

(All areas are approximate)

**0.32 Acres**

**0.13 Hectares**



## RATING

The rating assessment is: -

Land used for Storage & Premises R.V. £9,300

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

## RENT

We are quoting **£15,000 per annum exclusive**.

## VAT

If elected, VAT will be paid at the prevailing rate.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs 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

Any further information can be obtained from the sole agents detailed below.

As the site is open, interested parties are invited to view at their convenience.

**Mark Holmes - Crosthwaite Commercial**

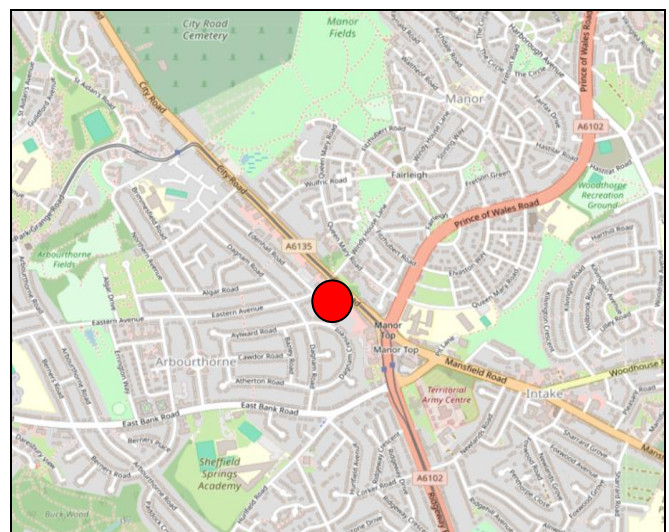
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Charlie Appleyard – Crosthwaite Commercial**

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

07852 195 089



**SUBJECT TO CONTRACT AND AVAILABILITY**

**May 2025**