

Property Consultants

 Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

305 Ecclesall Road, Sheffield S11 8NX



- Ground Floor Suburban Retail Unit
- Excellent Location Fronting Ecclesall Road
- 476 sq ft Internal Area
- Alcohol Licensed Premises + Potential External Seating
- Potential for a Variety of Uses (Subject to Planning)
- Rent - £16,000 Per Annum
- To Let on a New Lease

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Papa Johns and Oliver Bonas.

Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

DESCRIPTION

The shop provides a mid-terrace ground floor retail unit with mainly open plan sales areas to the front, along with a rear store room and WC.

ACCOMMODATION (Approx net internal areas)

Sales	385 sq ft	35.8 sq m
Rear Office/Store	91 sq ft	8.45 sq m
Total	476 sq ft	44.25 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses may be considered subject to planning.

The premises also benefits from an alcohol licence.

RATES

The premises are currently rated as follows:

Shop & Premises - RV £13,000

A degree of small business rates relief may be available subject to status.

RENT

Rental offers at **£16,000 per annum** are invited. We understand that VAT will NOT be payable.

LEASE

The premises are offered on a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

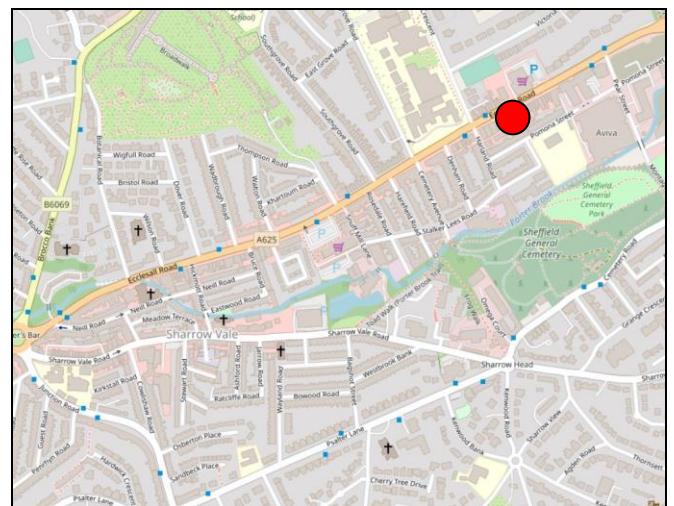
In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial
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07738 275 226

Fern Corton – Crosthwaite Commercial
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SUBJECT TO CONTRACT & AVAILABILITY

May 2025