

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

Car Rental/Sales Pitch, 186 Meadowhead, Sheffield S8 7UG



- **Prominent Car Rental/Sales Pitch To Let – Existing Business Unaffected**
- **Excellent Location Fronting Meadowhead Road**
- **Forecourt - 1,948 sq ft (181.0 sq m)**
- **Office Accommodation - 465 sq ft (43.2 sq m)**
- **Quoting £20,000 per annum**

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LOCATION

The premises front the busy A61 at Meadowhead, close to its junction with the Outer Ring Road. Sheffield City Centre is approximately 3.7 miles to the North directly accessed from the A61.

Occupiers in the vicinity include Morrisons, BP, Lloyds Pharmacy, Premier Supermarket, Post Office and John Mitchell Wines.

DESCRIPTION

The premises occupies a prominent position fronting Meadowhead, providing excellent advertising opportunities. The sales pitch extends to 1,948 sq ft and is partly covered by a canopy.

Internally, there are two private office rooms overlooking the forecourt, totalling 465 sq ft. There are shared kitchen and WC facilities to the rear.

ACCOMMODATION (Approx areas)

Forecourt	1,948 sq ft	191.0 sq m
Office	465 sq ft	43.2 sq m
Total	2,413 sq ft	234.2 sq m

RATING

The premises are currently rated for a larger site, a split of this and a new assessment will be required.

Interested parties are advised to make their own enquiries with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.



RENT

£20,000 per annum exclusive. VAT is not payable on the rent.

LEASE

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

RENT DEPOSIT

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

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, incoming tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Charlie Appleyard – Crosthwaite Commercial

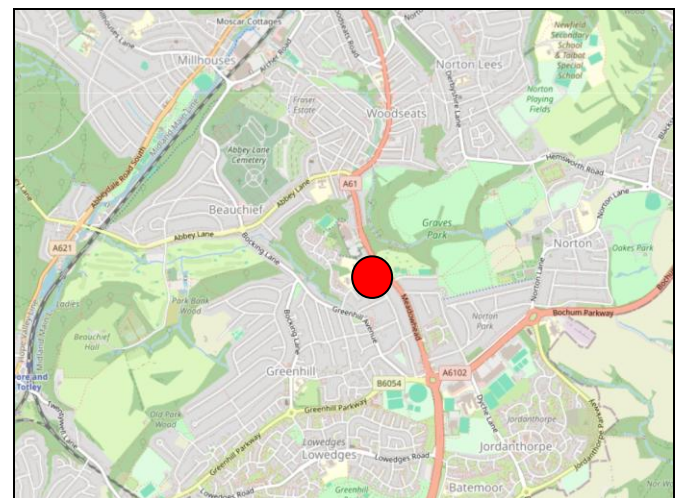
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SUBJECT TO CONTRACT AND AVAILABILITY June 2025