



To Let

26 East Road, Sheffield S2 3PQ

- **Retail/Studio Premises To Let**
- **437 sq ft Ground Floor Lock Up Unit**
- **100% Business Rates Relief, Subject to Status**
- **Potential For Hot Food Takeaway Use Subject to Planning**
- **Immediately Available**
- **To Let on a New Lease**

LOCATION

The property is situated in a predominantly residential district of some 1.3 miles south-east of the city centre.

There are a variety of occupiers including Premier Convenience Store, Taylor's Hair Salon and Olive Grove Sandwich Bar.

DESCRIPTION

The premises comprises a ground floor lock up shop benefiting from an electric roller shutter. To the front there is an open plan studio/sales area, with a storage room and WC to the rear.

There is customer parking directly to the front of the property.

ACCOMMODATION (Approx net internal areas)

Total	437 sq ft	40.6 sq m
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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 (Office), and D1 (gyms, clinics, health centre) uses, without the need for a change of use.

Hot Food Takeaway use 'Sui Generis' will be considered subject to change of use.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 73 (Band C). A full EPC will be provided on request.

RATING

To be reassessed.

RENT

£6,500 per annum

LEASE

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

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, or any further information, can be obtained from the sole agents detailed below:

Mark Holmes - Crosthwaite Commercial

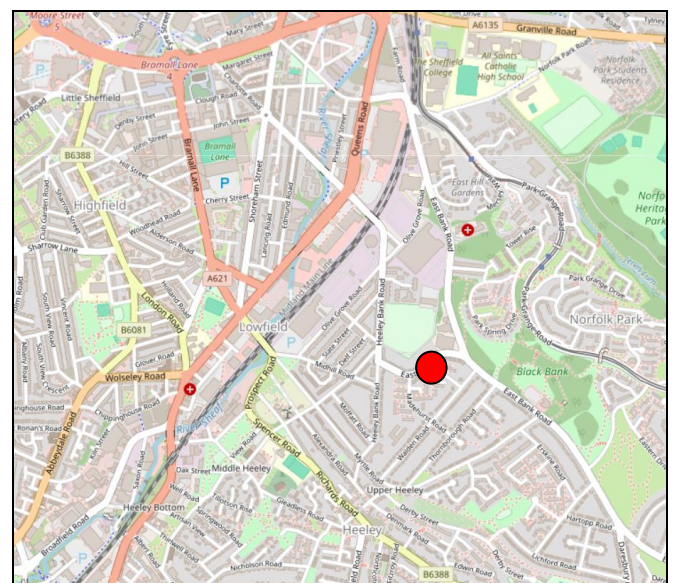
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2025