

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

1 Samuel Road, Sheffield S2 3UA



- Prominent Ground Floor Takeaway Unit
- A5 Hot Food Takeaway Planning Consent
- 811 sq ft (75.3 sq m)
- Fully Fitted Fish & Chip Takeaway
- Immediately Available
- To Let on a New Lease

www.crosthwaitecommercial.com



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LOCATION

The property is located on Samuel Road, facing Park Grange Road.

The immediate area is predominantly residential in nature, with some commercial retail and leisure in the wider vicinity.

Sheffield City centre is located 1.5 miles to the north and there is easy access to the Sheffield ring road.

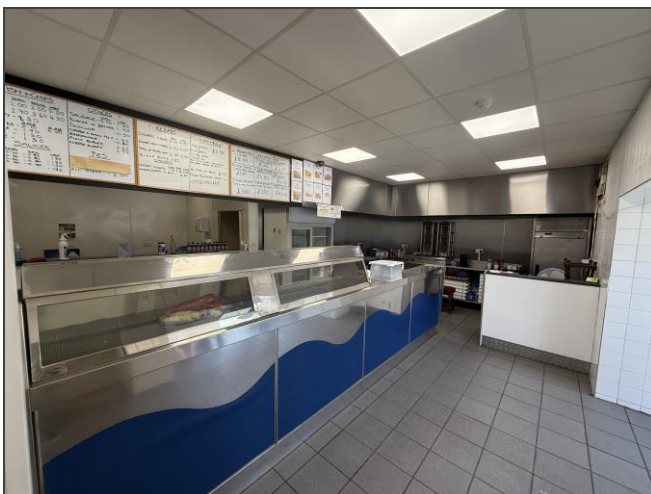
DESCRIPTION

The property provides a mainly open plan ground floor unit. The premises has most recently been operated as a fish & chip shop, and is fully fitted out with extraction, fryers and fridges.

The premises benefits from roller shutter security on the front doors.

ACCOMMODATION (Approx internal areas)

Total	811 sq ft	75.3 sq m
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RATING

According to the Rating List on the Internet, the premises are assessed as follows: -

Shop R.V. £12,000

Subject to status, 100% business rates relief could be available resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 114 (Band E).

A full Energy Performance Certificate will be provided on request.

RENT

Rental offers in the region of **£16,000 per annum exclusive** are invited.

PREMIUM

Premium offers are invited for the fixtures and fittings in the premises.

LEASE

The premises are available to let 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.

PLANNING

The premises have the benefit of a planning consent for Former A5 use suis generis (Hot Food Takeaway).

LEGAL COSTS

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

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

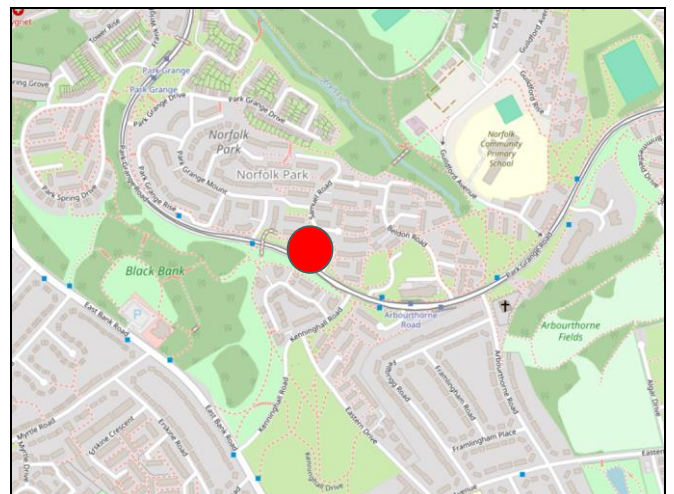
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2025