

Property Consultants



T 0114 272 3888

Queens Buildings, 55 Queen Street, Sheffield S1 2DX

To Let

1-7 Allen Street, Sheffield S3 7AW



- **Prominent Corner**
- **Suitable For A Variety Of Uses (Subject to Planning)**
- **6,869 sq ft across 3 Floors**
- **Excellent Access to Sheffield and the M1**
- **Adjacent to Sheffield's Inner Ring Road**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The property occupies a prominent position on Allen Street, adjacent to the main A61 ring road which provides easy access to Sheffield City Centre and the surrounding road networks.

The property is located within the Shalesmoor area of Sheffield and benefits from excellent transport links and vehicle access. Bus and tram links sit adjacent to the property.

DESCRIPTION

The premises form part of a historic industrial terrace which has been substantially refurbished internally and externally to provide retail / showroom / trade counter / leisure accommodation.

The property occupies a prominent corner location adjacent to the ring road with a mixture industrial and commercial premises of block built construction to the rear. The refurbishment works have allowed for full height glazing on the front elevations to the property allowing an operator to maximise on the exposure granted by the prominence to the ring road.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	3,160 sq ft	293.6 sq m
First Floor	3,052 sq ft	283.6 sq m
Second Floor	657 sq ft	61.0 sq m
Total	6,869 sq ft	638.2 sq m

RATING ASSESSMENT

According to the 2023 Rating List on the Internet, the premises are assessed as follows:-

Gymnasium & premises Rateable Value £18,250



RENT

The rent is **£30,000 per annum** exclusive.

VAT

VAT may be charged.

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

The premises have a rating of 36 (Band B). A full Energy Performance Certificate will be provided on request.

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 agent detailed below.

Mark Holmes - Crosthwaite Commercial

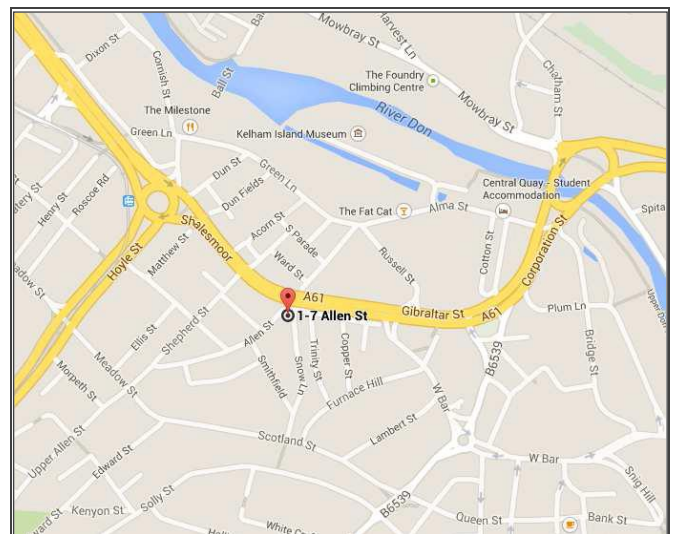
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SUBJECT TO CONTRACT AND AVAILABILITY

October 2025