

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

273 Ecclesall Road, Sheffield S11 8NX



- Ground Floor Suburban Shop
- Excellent Location Opposite M&S Simply Food
- 565 sq ft + Cellar
- Prominent Ecclesall Road Location
- Immediately Available
- 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, directly opposite Marks & Spencer Simply Food outlet. Other multiple and local traders nearby include Copa Caffe, White Stuff and Papa Johns Pizza.

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

DESCRIPTION

The property provides ground floor retail/office space with a portioned meeting room/private office. In addition to this there is a WC and a kitchenette/store to the rear. There is a cellar which is accessed through a hatch. There is a side passage for servicing and a small external yard with a decked seating area.

ACCOMMODATION (Approx net internal areas)

Internal width	14 ft 3 in	(4.34 m)
Shop depth	36 ft 10 in	(11.24 m)
Ground Floor Total	565 sq ft	(52.5 sq m)



RATING

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop and Premises - Rateable Value £13,750

The shop should qualify for a degree of small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of C (53). Certificate available on request.

RENT

£19,750 per annum. VAT will not be payable.

LEASE

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

PLANNING

The ground floor currently benefits from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

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 fees in connection with this transaction.

VIEWING ARRANGEMENTS

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

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SUBJECT TO CONTRACT AVAILABILITY

October 2025