

Property Consultants

 **Crosthwaite**  
**COMMERCIAL**

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

# To Let

188 Whitham Road, Sheffield S10 2SR



- **Prominent Suburban Unit - Suitable for a Variety of Uses**
- **Ground Floor Lock Up Shop Fronting Whitham Road**
- **Popular Location with Excellent Footfall**
- **591 sq ft Ground Floor + Basement Storage & Car Parking**
- **100% Business Rates Relief, Subject to Status**
- **To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)





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## LOCATION

The building is located on Whitham Road in the popular suburban location of Broomhill. Whitham Road itself is the main road linking Broomhill to the city centre and therefore receives a large amount of footfall and passing traffic.

The location is a residential area with a commercial centre with an eclectic mix of local and national occupiers including Tesco Express, Morrisons, Thyme Café, The York and Butcher and Catch.

## DESCRIPTION

The property comprises a ground floor lock-up shop unit extending to 591 sq ft fronting Whitham Road.

The shop provides open plan retail space to the front of the ground floor with a basement for useful storage. The front area provides open sales space with a step spitting this area, there is a kitchenette in the rear room along with a WC in the offshot.

Externally the property benefits from a car parking space at the rear of the property.

## ACCOMMODATION (Approx net internal areas)

<b>Ground Floor</b>	<b>591 sq ft</b>	<b>(54.9 sq m)</b>
<b>Basement</b>	<b>268 sq ft</b>	<b>(24.9 sq m)</b>



## RATING ASSESSMENT

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

Shop & Premises R.V. £11,750

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## RENT

Rental offers in the region of **£13,500 per annum** exclusive are invited. Rents will NOT be subject to VAT.

## LEASE

The premises are available on a new lease with terms to be agreed.

## RENT DEPOSIT

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

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC Rating D. Certificate will be provided on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## 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**

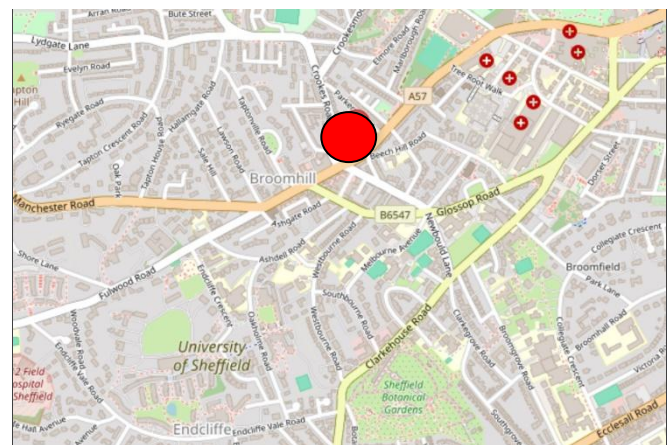
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**SUBJECT TO CONTRACT AND AVAILABILITY September 2025**