

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

942 Ecclesall Road, Sheffield S11 8TR



- Suburban Self Contained Retail Unit
- Excellent Location Fronting Ecclesall Road
- Potential for a Variety of Uses (Subject to Planning)
- 1,737 sq ft (163.1 sq m)
- Rent - £25,000 Per Annum
- To Let on a New Lease

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## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, close to Banner Cross in Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Wildcard Bar and Grill, Sainsburys, Post Office, Blundells, Lloyds Chemist and The Dark Horse.

There is ample on street parking in the area and free/pay parking during the hours of 9.30am to 4pm on Ecclesall Road directly in front of the shop.

## DESCRIPTION

The available space comprises a self-contained building with an open plan sales area on ground floor and ancillary space to the rear which includes a storage area, and W/C facilities.

The first floor provides a kitchenette along with office/storage space. There is further storage on the second floor.

The unit was recently comprehensively refurbished, including a new shop front, and benefits from LED lighting.

There is ample parking in the area.

## ACCOMMODATION (Approx net internal area)

Ground Floor	1,157 sq ft	107.5 sq m
First Floor	327 sq ft	30.3 sq m
Second Floor	253 sq ft	25.3 sq m
<b>Total</b>	<b>1,737 sq ft</b>	<b>163.1 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RENT

**£25,000 per annum** exclusive. If applicable the rent will be subject to VAT.

## LEASE

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

## PLANNING

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

## RATING

The 2023 Rating assessment is: -

Shop & Premises R.V. £23,250

## 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 agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

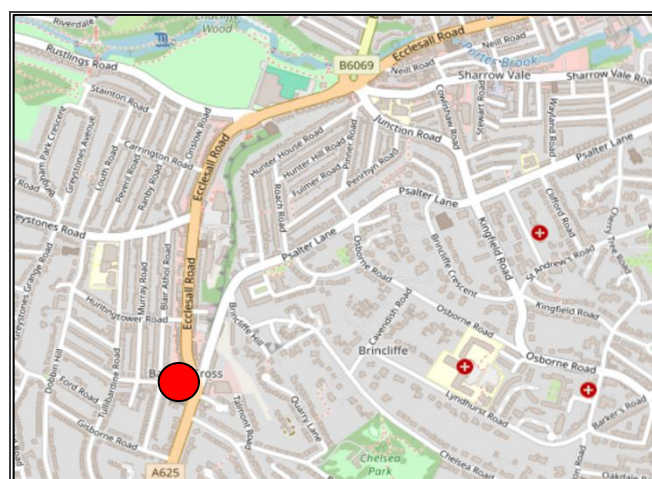
[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226

**Chloe Bennett – Crosthwaite Commercial**

[chloe@crosthwaitecommercial.com](mailto:chloe@crosthwaitecommercial.com)

07538 412 671



SUBJECT TO CONTRACT & AVAILABILITY November 2025