

Property Consultants



# To Let

3A Lound Side, Chapeltown, Sheffield, S35 2UQ



- First Floor Commercial Studio/Office Premises To Let
- Suitable for a Variety of Uses – Offices, Salon, Studio, etc
- Prominent Position in the Lound Court Shopping Centre
- Quoting £11,000 Per Annum
- 1,108 sq ft (103.0 sq m)
- Substantial Rear Car Parking Available
- To Let on a New Lease

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

## LOCATION

The premises are prominently located in the busy suburb of Chapeltown, within the Lound Court Shopping Centre, close to the roundabout at the junction of Burncross Road and Lound Side, some 7 miles to the north of Sheffield City Centre,

This is a well-established shopping parade with a variety of retailers including RSPCA, Pizza Hut, Hays Travel and Mirage. There are several bus routes serving the area with a stop directly outside the parade and to the rear is a substantial customer car park.

## DESCRIPTION

The available space sits above the retail units fronting Lound Side. The premises are accessed from a private internal staircase and comprise two large studios/office areas, a private meeting room and WCs.

There is car parking available to the rear and the opportunity to have prominent signage on the main road frontage.

## ACCOMMODATION (Approx net internal areas)

<b>Total</b>	<b>1,108 sq ft</b>	<b>103.0 sq m</b>
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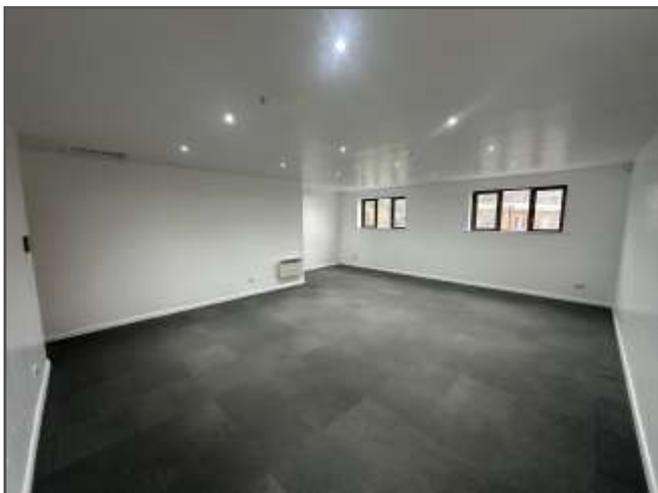
## RATES

The 2023 rating assessment is: -

3A – Dance Studio & Premises R.V. £11,250

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

From April 2026, the rates will rise to £11,750



## ENERGY PERFORMANCE CERTIFICATE

D-93, a full Energy Performance Certificate will be provided upon request.

## RENT

**£11,000 per annum**

## VAT

VAT is NOT charged on the rent.

## LEASE

The premises are available to let on a new flexible lease. The service charge is £1,149 per annum and the building insurance is £563.73 per annum.

## PLANNING

These premises have previously been used as a dance studio however other uses are considered appropriate, subject to planning, including

Offices	Beauty Salon	Training
Hairdressers	Agency	Studio

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with the preparation of the lease.

## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

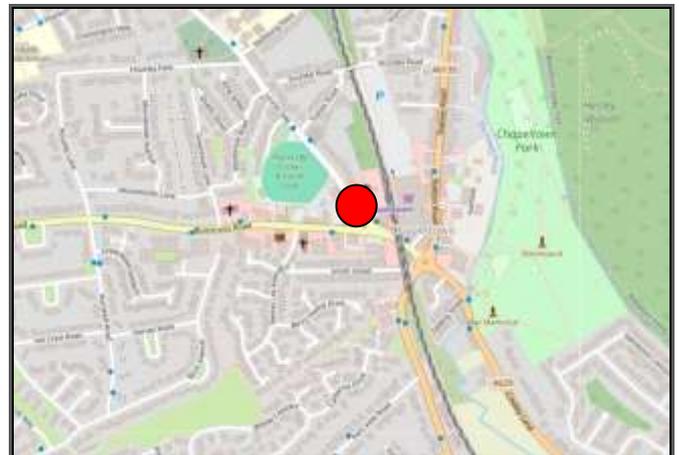
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SUBJECT TO CONTRACT & AVAILABILITY

December 2025

