

To Let

944 Ecclesall Road, Sheffield S11 8TR



- Prominent Ecclesall Road Location
- Self-Contained Ground Floor Retail Unit
- Total Net Internal Area of 770 sq ft
- Suitable for a Variety of Uses (STP)
- Recently Comprehensively Refurbished
- To Let on a New Lease



**Crosthwaite
COMMERCIAL**

T 0114 272 3888

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

RENT

£16,750 per annum exclusive.

USE

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

RATES

The 2023 rating assessment is: -

Shop and Premises - RV £17,000

In April 2026 the RV will be £17,000.

VAT

The building is elected for VAT.

EPC

A full Energy Performance Certificate will be provided on request.

LEGAL COSTS

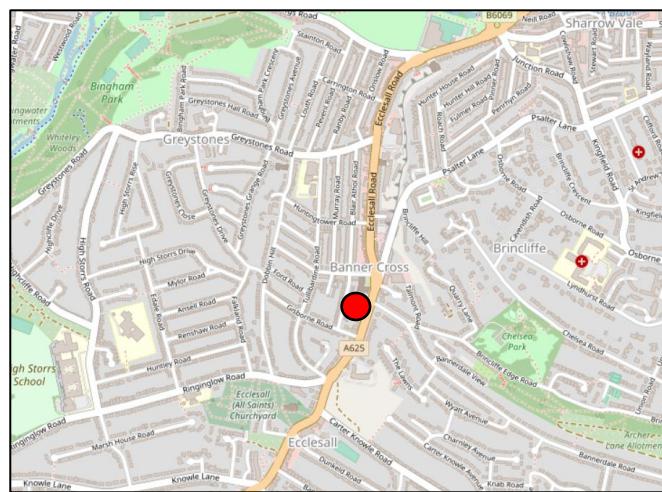
Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agents below:

Tom Shelton - Crosthwaite Commercial
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 07738 335 482

Charlie Appleyard – Crosthwaite Commercial
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 07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY
 December 2025

LOCATION

The property is situated in a prime location at the south end of Ecclesall Road, close to its junction with Psalter Lane.

Ecclesall Road is a retail / leisure hotspot with a number of new offerings opening recently in the immediate vicinity such as Wildcard Bar & Grill, The Dark Horse, The Itchy Pig and Marmadukes Café Deli.

Other surrounding occupiers include Hallmark Goldsmiths Jewellers, Russell & Hutton, Haybrook and Mortgage Advice Bureau.

There is ample on street parking in the area with no restrictions between the hours of 9.30am to 4pm.

DESCRIPTION

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

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

ACCOMMODATION (Approx net internal area)

Ground Floor Sales	597 sq ft	55.46 sq m
Ground Floor Ancillary	173 sq ft	16.07 sq m
Total	770 sq ft	71.53 sq m



LEASE

A new lease is available directly from the landlord for a term by arrangement.