

Property Consultants



**T 0114 272 3888**

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

# To Let

940 Ecclesall Road, Sheffield S11 8TR



- Suburban Self Contained Retail Unit
- Excellent Location Fronting Ecclesall Road
- Potential for a Variety of Uses (Subject to Planning)
- 1,242 sq ft (115.4 sq m) + Cellar
- Rent - £19,500 Per Annum
- To Let on a New Lease

## 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 the ground floor with a kitchen to the rear.

The first floor accommodates multiple treatment/studio rooms along with a WC. There are a further two partitioned rooms on the second floor.

The premises present well and benefits from gas central heating and a 3-phase electric supply.

There is ample parking in the area.

## ACCOMMODATION (Approx net internal area)

Ground Floor	497 sq ft	46.2 sq m
First Floor	455 sq ft	42.3 sq m
Second Floor	290 sq ft	26.9 sq m
<b>Total</b>	<b>1,242 sq ft</b>	<b>115.4 sq m</b>
Cellar	196 sq ft	18.2 sq m



## ENERGY PERFORMANCE CERTIFICATE

The premises are rated D – 84. EPC available on request.

## RENT

£19,500 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. £14,250

The R.V. will remain at £14,250 from April 2026.

## 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.

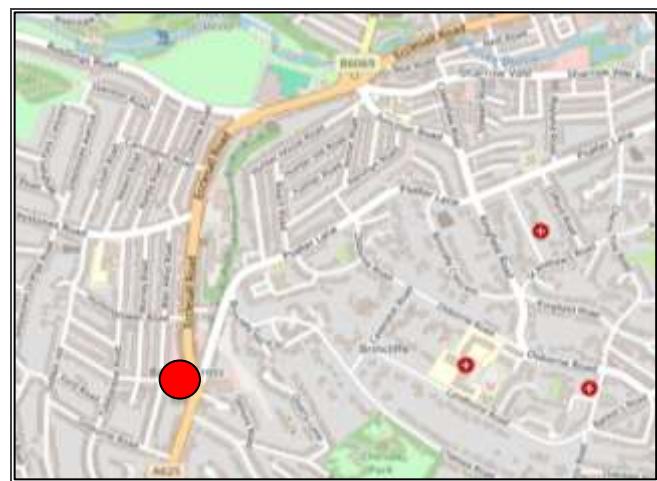
## VIEWING ARRANGEMENTS

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



SUBJECT TO CONTRACT & AVAILABILITY

January 2026