

Property Consultants



To Let

Studio 1B & 1C, Lound Side, Chapeltown, Sheffield S35 2UQ



- **Two First Floor Commercial Studio Units To Let**
- **Suitable for a Variety of Uses – Offices, Salon, Studio, etc**
- **Prominent Position on Popular Parade**
- **Flexible Lease terms Available**
- **1B - 386 sq ft, 1C – 574 sq ft**
- **Substantial Rear Car Parking Available**

www.crosthwaitecommercial.com

LOCATION

The premises are prominently located in the busy suburb of Chapeltown, 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

At first floor level above the shops are a number of office type suites which have their own entrances from the front of the parade. Shared WC facilities are available, and the space is available to let on an all-inclusive basis. 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)

1B	386 sq ft	35.9 sq m
1C NOW LET	574 sq ft	53.3 sq m

RATES

The 2026 rating assessment is: -

1B - Offices & Premises	R.V. £4,150
1C - Offices & Premises	R.V. £5,800

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



EPC

A full Energy Performance Certificate will be provided upon request.

RENT

1B - £6,240 per annum (£120 per week) – **NOW LET**

1C - £9,100 per annum (£190 per week)

VAT

VAT will be payable.

LEASE

The premises are available to let on a new flexible lease with regular break options if required. The rent will be inclusive of service charges and insurance for the estate.

PLANNING

This suite has previously been used as offices and 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

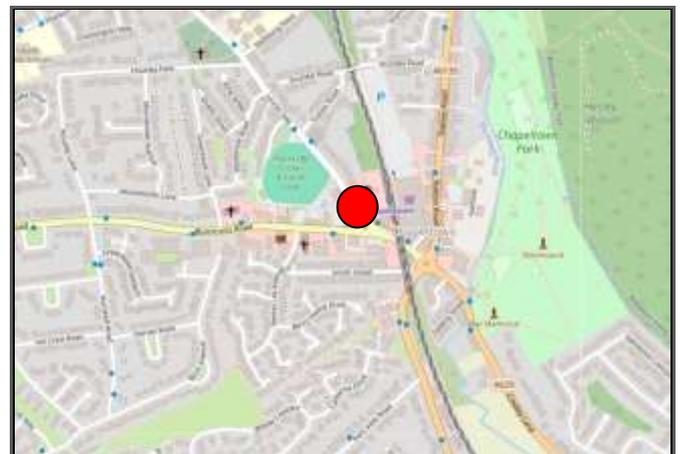
Mark@crosthwaitecommercial.com

07738 275226

Charlie Appleyard – Crosthwaite Commercial

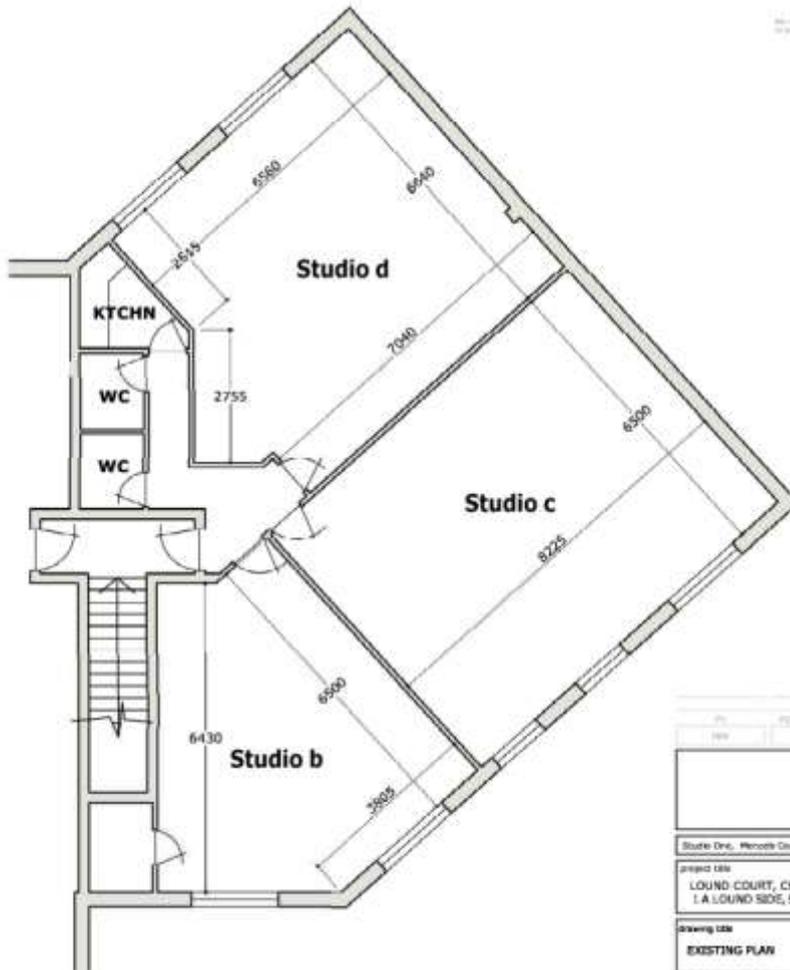
Charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY

February 2025



**1A LOUND SIDE
Studios b, c & d**

P11 SUBSTITUTION NUMBER: 01/1		JUL 2018	
REV	DESCRIPTION	DATE	
wireframe studio Ltd			
Studio One, Merode Court, 301 Endwell Road, S11 9NK tel - 0114 286 8903 email - studio@wireframestudio.co.uk			
PROJECT TITLE	PROJECT NO	REV	SCALE
LOUND COURT, CHAPPLETOWN, SHEFFIELD, 1A LOUND SIDE, STUDIOS b, c & d	1403	P1	1:100 @ A4
DRAWING TITLE	DRAWING NO	DATE	DRAWN
EXISTING PLAN	100	JUL 2018	JT