

Property Consultants



T 0114 272 3888

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

To Let

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



- **First Floor Commercial Studio Unit To Let**
- **Suitable for a Variety of Uses – Offices, Salon, Studio, etc**
- **Prominent Position on Popular Parade**
- **Flexible Lease Terms Available**
- **574 sq ft (53.3 sq m)**
- **Substantial Rear Car Parking Available**
- **Immediately Available**

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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)

1C	574 sq ft	53.3 sq m
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RATES

The 2026 rating assessment is: -

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

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

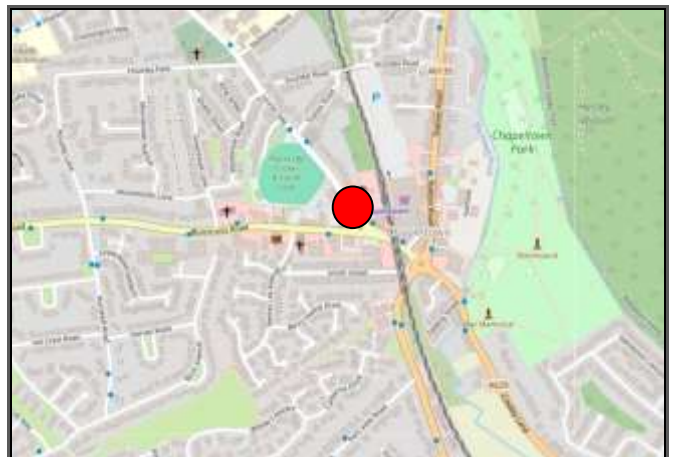
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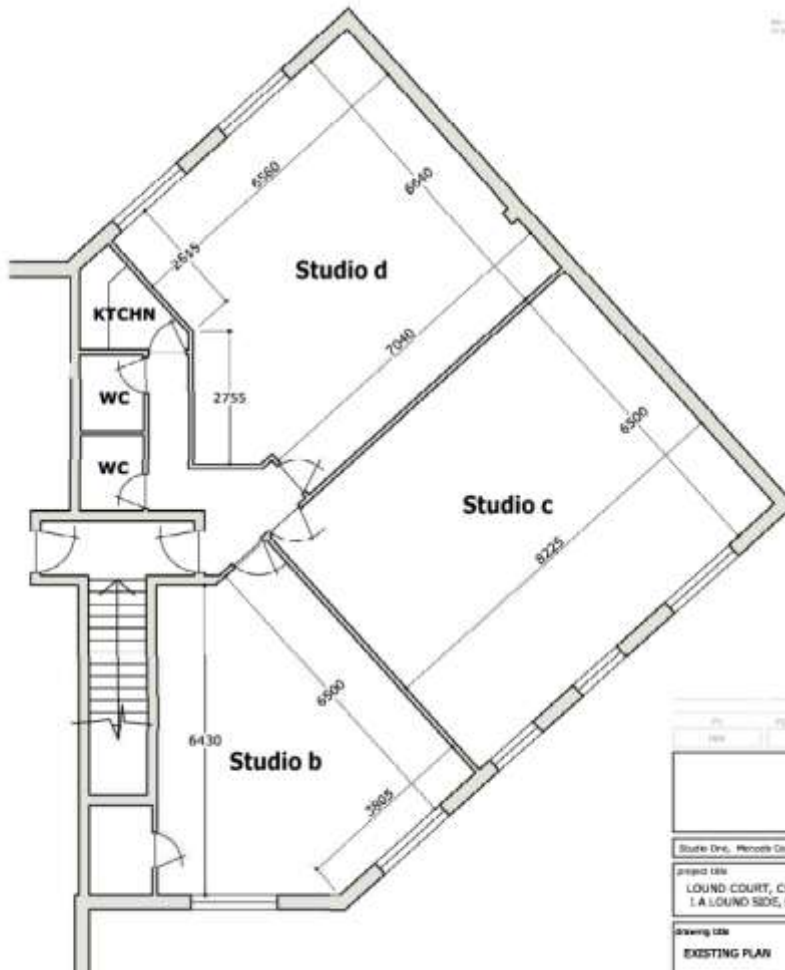
SUBJECT TO CONTRACT & AVAILABILITY Updated July 2026



Crosthwaite
COMMERCIAL

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1A LOUND SIDE
Studios b, c & d

wireframe studio Ltd		1403	
P1		JUL 2018	
EXISTING PLAN		JT	