

Property Consultants

 **Crosthwaite**
COMMERCIAL

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

To Let

237 Abbeydale Road, Sheffield S7 1FJ



- Ground Floor Office/Retail Unit
- Suitable for a Variety of Uses (STP)
- 100% Business Rates Relief, Subject to Status
- Prominent Position Fronting Abbeydale Road
- Measuring 427 sq ft (39.7 sq m)
- To Let on a New Lease

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LOCATION

The premises are situated in a well-established and popular suburban location fronting Abbeydale Road, one of Sheffield's principal arterial routes linking the city centre with the southern suburbs. The position benefits from strong visibility, high levels of passing traffic with regular bus services and nearby on-street parking.

The surrounding area comprises a lively mix of national and independent occupiers, including Ponsford, Over the Yardarm Bar, The Broadfield, Lidl and The Salvation Army.

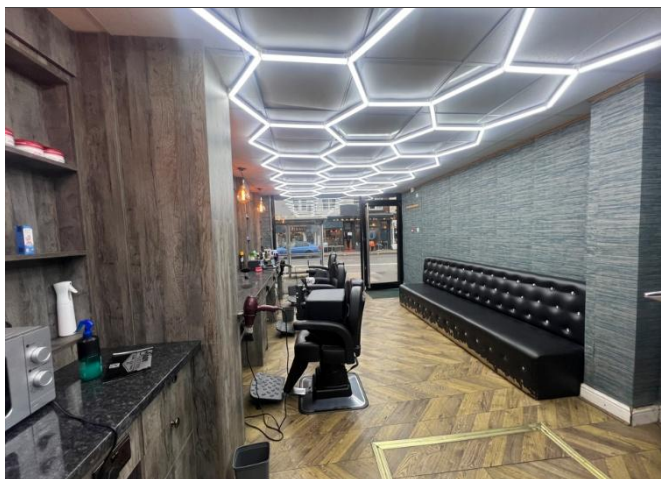
DESCRIPTION

The property comprises a ground floor retail unit benefiting from an attractive frontage and versatile open-plan sales accommodation. To the rear, the unit provides a useful storage area and WC facilities, making it well-suited to a range of retail, service and office-style occupiers (subject to any necessary consents).

Given its location this unit offers excellent accessibility for both clients and staff.

ACCOMMODATION (Approx net internal areas)

Ground Floor **427 sq ft (39.7 sq m)**



RATING ASSESSMENT

According to the 2023 Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises R.V. £7,700

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

RENT

Quoting rent is **£8,500 per annum**.

LEASE

The property is available on a new lease directly from the landlord for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating of E (108).

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

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.

Tom Shelton - Crosthwaite Commercial

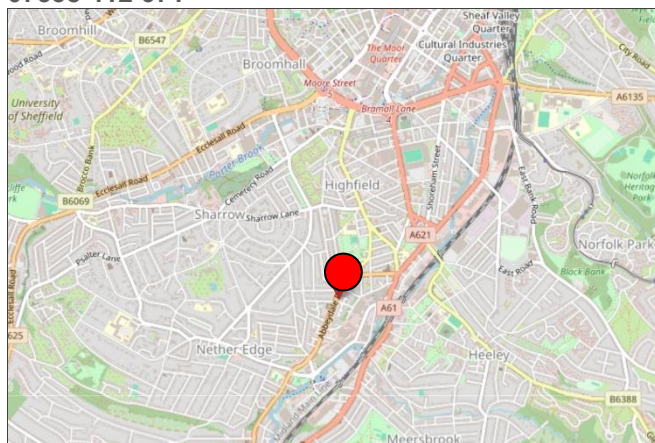
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SUBJECT TO CONTRACT AND AVAILABILITY February 2026