

Property Consultants



T 0114 272 3888

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

To Let

182 Dykes Hall Road, Sheffield S6 4GS



- **Prominent Ground Floor Unit**
- **In the Popular Hillsborough Area of Sheffield**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Net Internal Area 1,458 sq ft (126.2 sq m)**
- **To Let on a New Lease Directly from the Landlord**

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LOCATION

The property is located on Dykes Hall Road, at its junctions with Wynyard Road and Far Lane in the Hillsborough area of Sheffield.

Nearby occupiers include Tesco Express, Lost in Ink Tattoo Studio, Amazing Barbers and Dykes Hall Convenience Store. The shops serve the wider area, including Wisewood, Loxley and Wadsley and the location receives good levels of footfall.

DESCRIPTION

The property comprises a ground retail unit which was formally occupied by William Hill and has good visibility from the busy junction of Dykes Hall Road and Far Lane.

The unit has a glazed frontage and is rectangular in shape.

Internally the property comprises a main sales area, two customer WC's (including one disabled), a staff room and staff WC. The majority of this is demountable partitioning however therefore can be removed or rearranged.

The unit benefits from a suspended ceiling with LED lighting and air-conditioning.

ACCOMMODATION (Approx internal areas)

| | | |
|---------------|--------------------|-----------------|
| Ground | 1,458 sq ft | 135 sq m |
|---------------|--------------------|-----------------|



RATING

The unit is rated as Betting Shop and Premises with a 2026 Rateable Value of £17,500.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 46 (Band B).

RENT

Rental offers in the region of **£14,500 per annum exclusive** are invited.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

MONEY LAUNDERING

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

PLANNING

The premises have the benefit of a planning consent for suis generis use (betting shop).

LEGAL COSTS

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

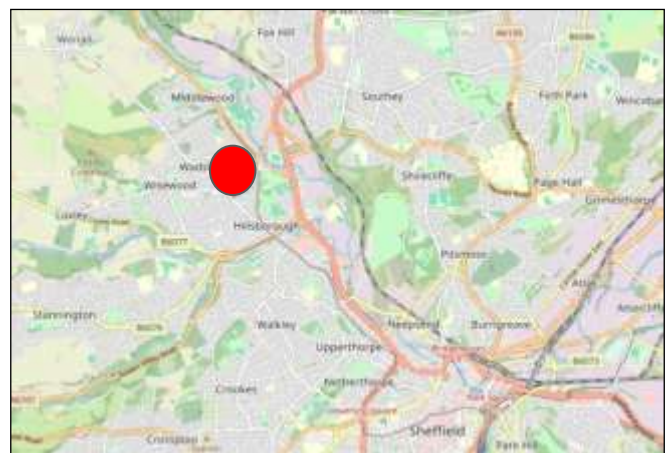
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY February 2026