



# To Let

286 Glossop Road, Sheffield S10 2HS



- Central City Centre Retail/Studio/Office Premises
- Prominent Location Fronting Glossop Road
- Potential for a Variety of Uses - **Excluding Hot Food Takeaway**
- Ground Floor Totalling 636 sq ft + Large Basement
- Quoting £16,500 Per Annum
- To Let on a New Lease



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

## LOCATION

The premises are located in Sheffield City Centre, close to the main shopping and leisure areas and the University of Sheffield's main campus.

The property is to be found on Glossop Road, close to where it merges with West Street, Sheffield's main student drinking circuit. The prime shopping areas of the city are within easy walking distance and Sheffield's Supertram system runs directly in front of the property connecting to the bus and railway stations and the outlying suburbs.

## DESCRIPTION

The property is positioned on a corner plot fronting Glossop Road. The premises comprises retail space to the front with office/storage space to the rear.

There is also a basement accessed through an internal staircase in the rear room. The basement provides usable space with good head height.

## ACCOMMODATION (Approx net internal areas)

<b>Ground Floor Shop</b>	<b>636 sq ft</b>	<b>59.1 sq m</b>
Basement	581 sq ft	54.0 sq m



## RATING ASSESSMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises R.V. £15,250

This assessment considers for the upper floors, therefore a new assessment will need to be done once split.

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## RENT

Rental offers in the region of **£16,500 per annum** exclusive are invited. Rents will be subject to VAT.

## LEASE

The premises are available on a new lease with terms to be agreed.

## 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 costs in connection with this transaction.

## MONEY LAUNDERING

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

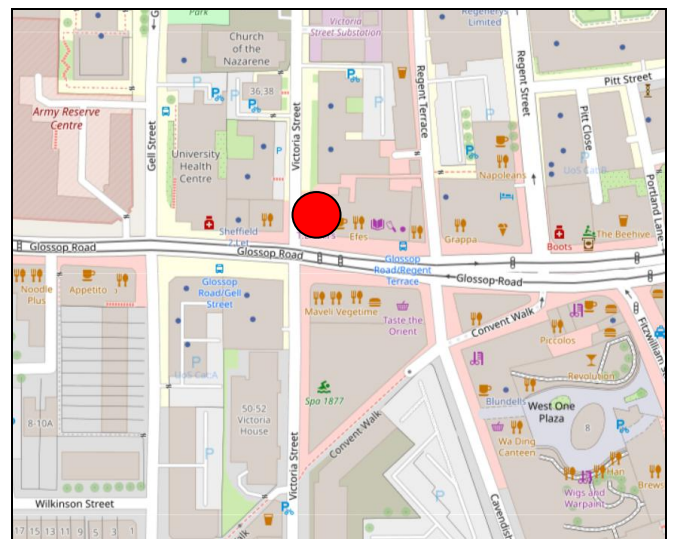
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**SUBJECT TO CONTRACT AND AVAILABILITY February 2026**