

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

466 Glossop Road, Broomhill, Sheffield S10 2QA



- **Prominent Suburban Unit**
- **Excellent Location in Thriving District Centre**
- **100% Business Rates Relief, Subject to Status**
- **331 sq ft on Ground Floor + Cellar**
- **Quoting £9,600 Per Annum**
- **To Let on a New Lease**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The property is prominently located fronting Glossop Road, in the Broomhill district shopping centre. Nearby retail comprises a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy and Morrisons.

## DESCRIPTION

The property comprises a ground floor retail unit. The front area provides open retail space with a WC and kitchen area to the rear. There is useful cellar storage space.

There is ample car parking in the vicinity.

## ACCOMMODATION (Approx internal areas)

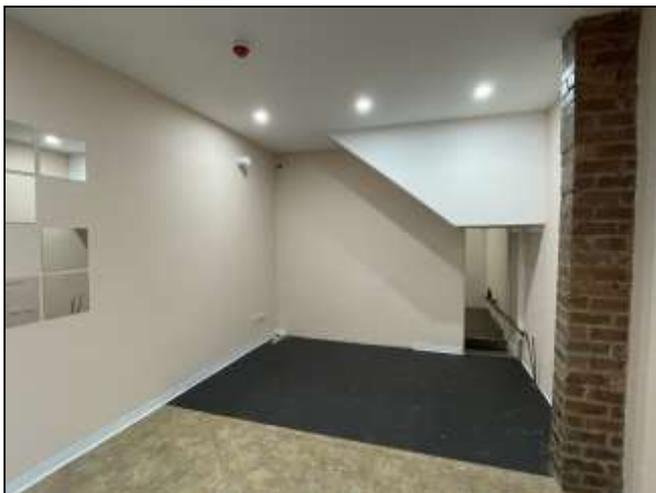
Internal Width	11 ft 6 in	3.5 m
Shop Depth	19 ft 9 in	6.0 m
Sales Area	230 sq ft	21.4 sq m
Kitchen	101 sq ft	9.36 sqm
Cellar	359 sq ft	33.4 sq m
<b>Total Ground Floor Area</b>	<b>411 sq ft</b>	<b>38.2 sq m</b>

## RATING

The rating assessment is: -

Shop & Premises R.V. £6,200

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



## USE

The unit has previous B1 use, this is now use class 'E' under the new legislation (applicable as of 1st September 2020) which covers shops, professional services, café/restaurants, nurseries and gyms. Other uses will be considered, subject to the necessary planning permissions being obtained.

## RENT

**£9,600 per annum exclusive.** VAT is not payable on the rent.

## LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

## RENT DEPOSIT

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

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 107 (Band E).

## 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.

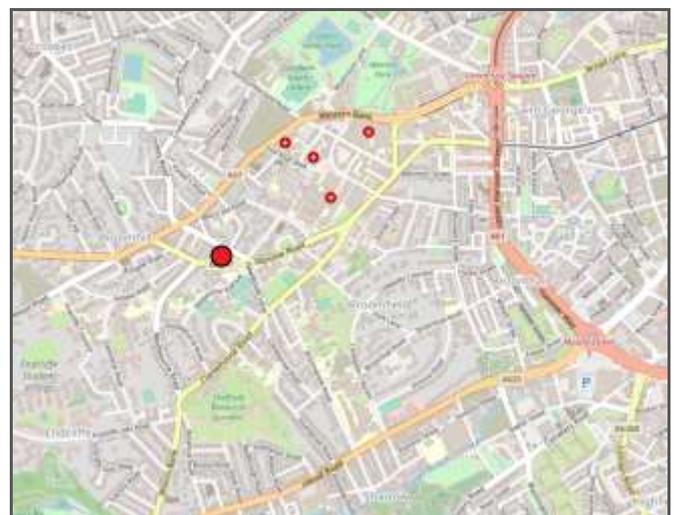
## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY January 2026