

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

235 Oakbrook Road, Sheffield S11 7EB



- Ground Floor Suburban Shop
- Suitable for a Variety of Uses
- Busy Location in Thriving Neighbourhood Parade
- 437 sq ft approx
- Current Tenant Expanding To Neighbouring Property
- Immediately Available – To Let on a New Lease

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LOCATION

The premises are situated in a busy location close to the corner of Oakbrook Road and Hangingwater Road, in the Nether Green area of Sheffield. There is a variety of well established traders in the area including Oakbrook Pharmacy, Evans Lee Estate Agents, Sheffield Window Centre, Lovely Pear, Salon 27 and The Wonky Labrador micro pub. Ample on street car parking is available.

DESCRIPTION

The shop provides a ground floor retail area with a Kitchen and WC to the rear.

The property has been fitted out to a high standard and is available for immediate occupation.

ACCOMMODATION (Approx net internal areas)

Internal Width	13 ft 3 in	(4.0 m)
Shop Depth	29 ft 4 in	(8.9 m)
Sales Area	375 sq ft	(34.8 sq m)
Store	62 sq ft	(5.8 sq m)
Total	437 sq ft	(40.6 sq m)



USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning

RENT

£9,950 per annum exclusive. VAT will be payable.

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.

RATING

The property is currently assessed as follows: -

Shop and Premises Rateable Value £9,000

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 89 (Band D). A full EPC will be provided on request

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

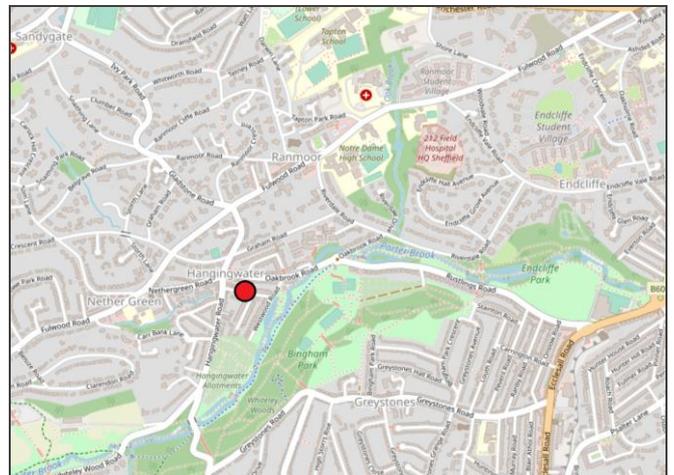
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SUBJECT TO CONTRACT AND AVAILABILITY February 2026