

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

13 Brooklands Avenue, Sheffield S10 4GA



- Prominent Suburban Unit in Fulwood
- Totalling 1,003 sq ft (93.1 sq m)
- Suitable for a Variety of Uses
- 100% Business Rates Relief, Subject to Status
- To Let on a New Lease
- Immediately Available

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

## LOCATION

The premises are situated on Brooklands Avenue in the Fulwood suburb of Sheffield. The area is predominantly residential however the premises sits in a small district retail area with a variety of offerings.

Occupiers in the immediate vicinity include Brook Coffee Rooms, Fulwood Ale Club and Co-Op Food.

## DESCRIPTION

The property comprises of a ground floor lock up shop with further lower ground floor storage. The property benefits from air conditioning, an electric roller shutter door, a WC and a “dumbwaiter” lift. The ground floor retail is accessed via double doors at the front, with access to the lower ground floor storage to the rear of the property. There is also a car park/hard standing area to the rear of the property.

## ACCOMMODATION (Approx internal areas)

Lower Ground Floor	518 sq ft	48.1 sq m
Ground Floor	484 sq ft	45.0 sq m
<b>Total Floor Area</b>	<b>1,003 sq ft</b>	<b>93.1sq m</b>



## USE

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

## ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

## RENT

**£16,000 per annum exclusive.** If applicable, VAT will be payable.

## LEASE

The premises are available 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.

## RATING

The rating assessment is: -

Shop & Premises R.V. £11,500

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

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

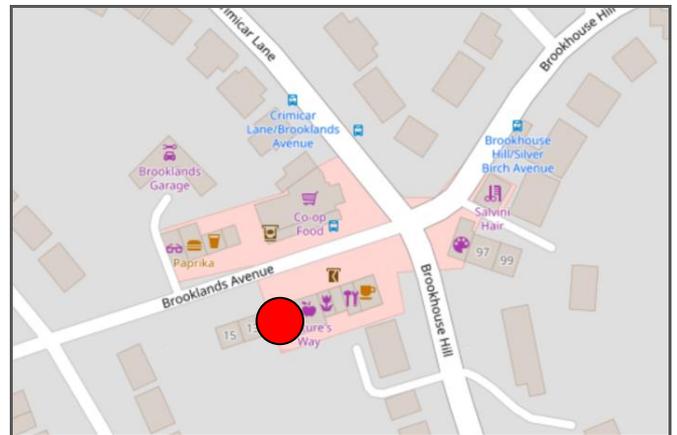
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SUBJECT TO CONTRACT AND AVAILABILITY March 2026