

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

936-940 City Road, Sheffield S2 1GQ



- **Prominent Ground Floor Unit**
- **Excellent Frontage onto City Road**
- **Suitable for a Variety of Uses, Subject to Planning**
- **Net Internal Area 5,186 sq ft (481.9 sq m)**
- **To Let on a New Lease Directly from the Landlord**

www.crosthwaitecommercial.com

LOCATION

The property is prominently positioned on City Road (A6135), a well-established arterial route linking Sheffield city centre with the densely populated residential suburbs of Manor, Arbourthorne and Gleadless. City Road experiences consistently high levels of vehicular traffic throughout the day, providing excellent visibility and passing trade.

The immediate area is predominantly residential, supported by a mix of independent retailers, convenience operators and service-based businesses. This creates a strong local customer base and regular footfall. The property is also well served by public transport, with frequent bus services providing direct access to Sheffield city centre and surrounding districts.

DESCRIPTION

The property comprises ground floor retail accommodation fronting directly onto City Road and benefits from a prominent roadside position with a traditional shop frontage, providing good visibility to passing traffic.

The retail unit presents well overall and benefits from a useful basement area, providing additional storage accommodation to support the main trading space.

ACCOMMODATION (Approx internal areas)

Ground	2,619 sq ft	243.3 sq m
Basement	2,567 sq ft	238.6 sq m
Total	5,186 sq ft	481.9sq m



RATING

The unit is rated as a Shop and Premises with a 2026 Rateable Value of £32,250.

RENT

Rental offers in the region of **£35,000 per annum exclusive** are invited.

LEASE

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 69 (Band C).

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.

LEGAL COSTS

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

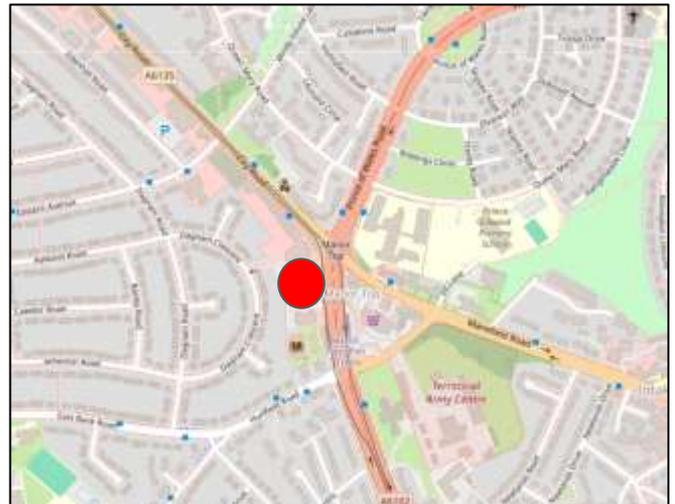
VIEWING ARRANGEMENTS

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 March 2026