

# To Let

281 Ecclesall Road, Sheffield S11 8NX



- Ground Floor Suburban Shop
- Excellent Location opposite M & S Simply Food
- Prominent Ecclesall Road Location
- Ground Floor Totalling 602 sq ft + Cellar
- Quoting £20,000 Per Annum
- To Let on a New Lease

## LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre, directly opposite Marks & Spencer Simply Food outlet. Other multiple and local traders nearby include Copa Caffè, Oliver Bonas and Papa Johns Pizza.

Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

## DESCRIPTION

The shop provides a ground floor shop area with a staff room/Kitchen and WC & Shower to the rear, together with a small cellar. There is a side passage for servicing and a small external yard.

## ACCOMMODATION (Approx net internal areas)

Internal width	14 ft 3 in	(4.34 m)
Shop depth	36 ft 5 in	(11.11 m)
Sales Area	512 sq ft	(45.6 sq m)
Kitchen	90 sq ft	(8.33 sq m)
<b>Total</b>	<b>602 sq ft</b>	<b>(55.9 sq m)</b>
Cellar	403 sq ft	(37.4 sq m)



## RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Shop and Premises Rateable Value £15,000

## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 69 (Band C). A full EPC will be provided on request.

## RENT

**£20,000 per annum.** VAT will not be payable.

## LEASE

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

## RENT DEPOSIT

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

## PLANNING

The ground floor currently benefits from an 'E' use class, which includes retail, professional services, cafes although uses will be considered subject to planning.

## 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.

**Mark Holmes – Crosthwaite Commercial**

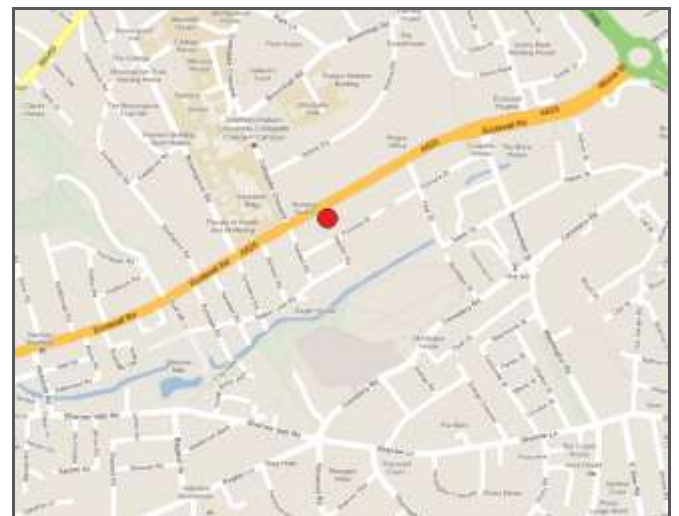
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SUBJECT TO CONTRACT & AVAILABILITY

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