

Property Consultants



Crosthwaite
COMMERCIAL

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

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**

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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)
Total	602 sq ft	(55.9 sq m)
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

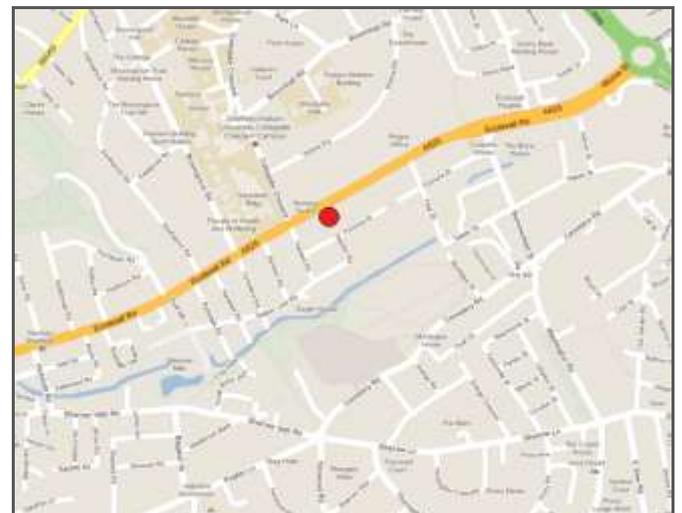
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SUBJECT TO CONTRACT & AVAILABILITY

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