

Property Consultants



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

To Let

311 Ecclesall Road, Sheffield S11 8NX



- Prominent Suburban Retail Unit
- Excellent Location Fronting Ecclesall Road
- Potential External Seating
- Potential for a Variety of Uses (Subject to Planning)
- 902 sq ft (83.8 sq m) Internal Area
- Rent - £22,500 Per Annum
- To Let on a New Lease – **Available October 2026**

LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Papa Johns and Oliver Bonas.

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

DESCRIPTION

The property comprises of retail space to the front with studio/office room to the rear. There is also a basement accessed through an internal staircase. The basement has good head height, power and a water supply. The unit benefits from comfort cooling aircon and a double-glazed frontage. There is an accessible WC on the ground floor.

The premises is currently a double unit, although this will be split into a single unit available in October 2026, or potentially prior to this to suit an incoming occupier.

ACCOMMODATION (Approx net internal areas)

Sales	566 sq ft	52.6 sq m
Rear Office/Store	336 sq ft	31.2 sq m
Total	902 sq ft	83.8 sq m



PLANNING

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) uses, without the need for a change of use. Other uses may be considered subject to planning.

RATES

The business rates will need to be reassessed once split.

RENT

Rental offers at **£22,500 per annum** are invited. If applicable VAT will be payable on the rent.

LEASE

The premises are offered on a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RENT DEPOSIT

A rent deposit maybe required as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

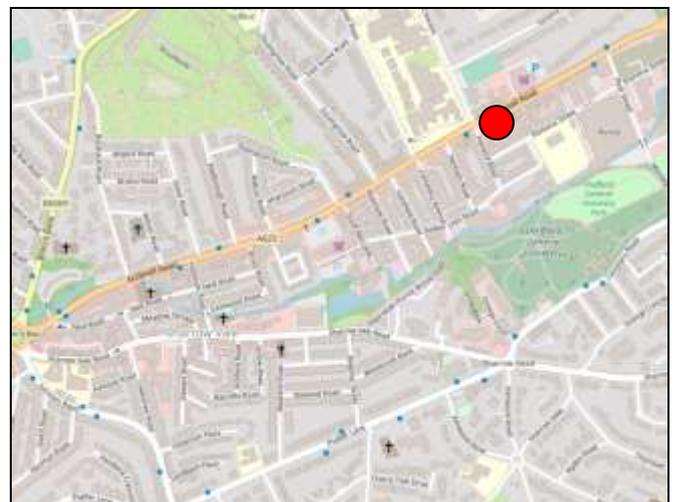
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SUBJECT TO CONTRACT & AVAILABILITY

March 2026