

Property Consultants



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

# To Let

669 Ecclesall Road, Sheffield S11 8PT



- **Prominent Suburban Commercial Premises To Let**
- **Excellent Location Fronting Hunters Bar Roundabout**
- **3,190 sq ft (296.5 sq m) Across 4 Floors**
- **Potential for a Variety of Uses (Subject to Planning)**
- **Rent - £45,000 Per Annum**
- **Immediately Available**
- **To Let on a New Lease**

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

## LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield City Centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's, Mowgli and many other national, regional and local traders.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along various side streets.

## DESCRIPTION

The property comprises a bank premises with trading accommodation over the ground, first and second floors, with ancillary storage to the basement.

The premises were previously utilised as a bank and accommodates open plan areas along with offices, staff areas and further storage on the first floor.

## ACCOMMODATION (Approx internal areas)

Basement	401 sq ft	37.3 sq m
Ground Floor	1,342 sq ft	124.7 sq m
First Floor	908 sq ft	84.4 sq m
Second Floor	539 sq ft	50.1 sq m
<b>Total</b>	<b>3,190 sq ft</b>	<b>296.5 sq m</b>



## PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

Other uses may be considered subject to planning.

## RENT

Rental offers of **£45,000 per annum** are invited. We understand that VAT will be payable.

## LEASE

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

## RENT DEPOSIT

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

## RATES

According to the Valuation Office Agency – Rating List on the Internet 2026, the premises are assessed as follows:

Bank & Premises            RV £37,250

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## 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 agents detailed below:

**Mark Holmes – Crosthwaite Commercial**

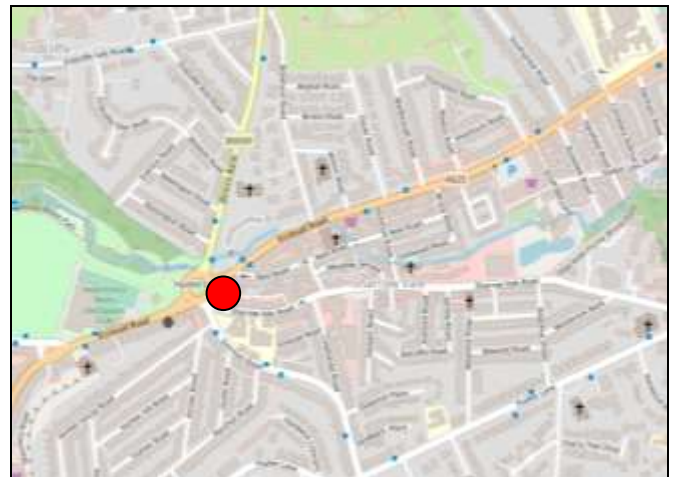
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**Charlie Appleyard – Crosthwaite Commercial**

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SUBJECT TO CONTRACT & AVAILABILITY

March 2026