

Property Consultants



To Let

13 Crookes, Sheffield S10 1UA



- Ground Floor Retail Unit To Let
- Prominent Position Fronting Crookes
- 100% Business Rates Relief, Subject to Status
- 420 sq ft (39.0 sq m)
- Quoting £10,200 Per Annum
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

Crookes is a popular suburban shopping centre some 2 miles to the West of Sheffield city centre, with a large resident population dominated by young professionals and students.

It has a busy district shopping centre with retailers including Sainsburys and Co operative, as well as many charity shops and local traders.

There is ample parking in close proximity.

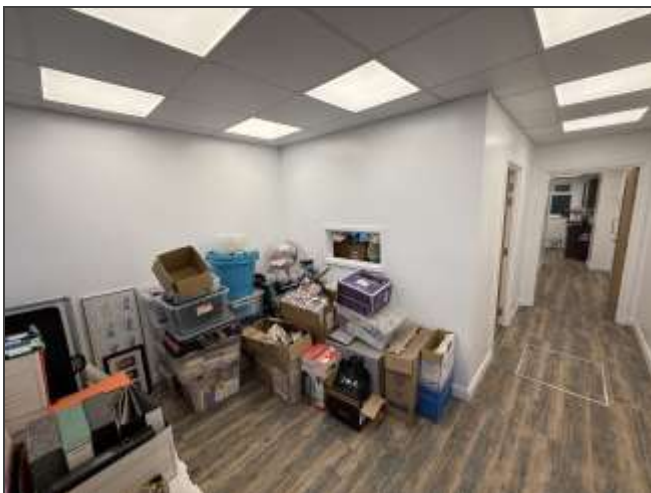
DESCRIPTION

The property provides a single ground floor unit with retail space to the front along with two partitioned studio/meeting rooms. There is a kitchen and WC to the rear. Externally there is a shared gateway with the flats above leading to the back door, where the bins are kept.

The property has been refurbished to a high standard, benefiting from LED lighting, gas central heating and new flooring.

ACCOMMODATION (Approx net internal areas)

Ground Floor Total	420 sq ft	39.0 sq m
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RATING

According to the 2026 Rating List, the premises are assessed as follows: -

Shop & Premises	R.V. £6,900
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Subject to status, 100% business rates relief could be available resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 66 (Band C).

RENT

Rental offers of **£10,200 per annum exclusive** are invited. If applicable VAT will be payable.

LEASE

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

RENT DEPOSIT

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

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.

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:

Charlie Appleyard – Crosthwaite Commercial

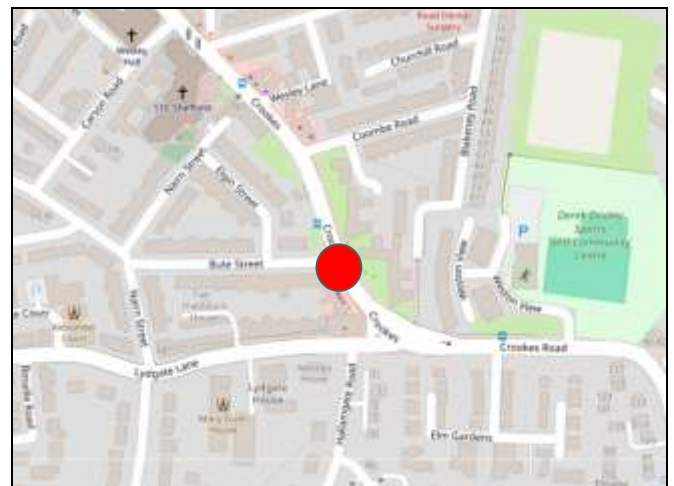
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SUBJECT TO CONTRACT AND AVAILABILITY April 2026