

Property Consultants



To Let

Smithfield Studios, 30 Cross Smithfield, Sheffield S3 7AU



- **Ground & Lower Ground Floor Studio To Let**
- **Accessible Central Location**
- **100% Business Rates Relief – Subject to Status**
- **1,879 sq ft (174.5 sq m)**
- **Quoting £23,500 Per Annum**
- **To Let on a New Lease**

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LOCATION

The premises are situated on Cross Smithfield, just outside Sheffield City Centre. The location is easily reached via Allen Street and Smithfield. The A61 is close by and offers convenient access to North Sheffield. Sheffield City Centre lies around 0.6 miles from the property.

The surrounding area is home to several occupiers, including Johnson & Allen, Ogley Bros, Sheffield Window Centre and Werkstatt UK. The Unite Students Brass Founders accommodation is situated immediately adjacent to the site.

DESCRIPTION

The available premises comprise modern studio accommodation over the ground and lower ground floors. The unit is accessed through a double-glazed frontage providing excellent natural light.

Internally the ground floor consists of mainly open plan studio space with an internal staircase to the lower ground floor accommodating a kitchenette, WC and meeting rooms.

The property has been refurbished to a high standard, benefiting from LED lighting, gas central heating laminate flooring, roller shutter and parking to the front.

ACCOMMODATION (Approx net internal areas)

Ground Floor	1,270 sq ft	117.9 sq m
Lower Ground Floor	609 sq ft	56.6 sq m
Total	1,879 sq ft	174.5 sq m



ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 76 (Band D).

RENT

Rental offers of **£23,500 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.

RATING

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

Photographic Studios R.V. £9,500

Subject to status, 100% business rates relief could be available resulting in a nil charge.

PLANNING

The premises benefit from an E class planning consent.

LEGAL COSTS

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

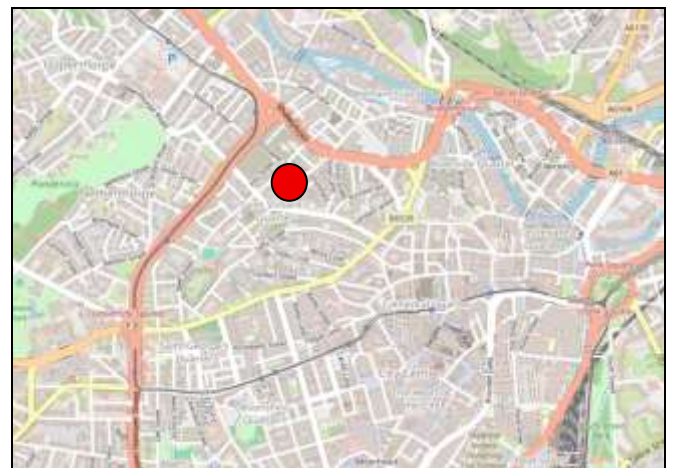
VIEWING ARRANGEMENTS

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

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY April 2026