



# To Let

476 Glossop Road, Sheffield S10 2QA



- **Prominent Suburban Unit Fronting Glossop Road**
- **Excellent Location in Thriving District Centre**
- **100% Business Rates Relief, Subject to Status**
- **305 sq ft on Ground Floor + 283 Sq ft Cellar**
- **Quoting £9,600 Per Annum**
- **To Let on a New Lease**



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

## LOCATION

The property is prominently located fronting Glossop Road, in the Broomhill district shopping centre. Nearby retail comprises a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy and Morrisons.

## DESCRIPTION

The property comprises a ground floor retail unit. The front area provides open retail space to the rear there is useful storage/private office space. There is usable cellar space with a Kitchenette and a WC.

There is ample car parking in the vicinity.

## ACCOMMODATION (Approx net internal areas)

Cellar	283 sq ft	26.3 sq m
<b>Total Ground Floor Area</b>	<b>305 sq ft</b>	<b>28.4 sq m</b>



## RATING ASSESSMENT

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

Shop & Premises R.V. £5,400

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## 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 in the region of **£9,600 per annum** (£800 pcm) exclusive are invited. Rents will be subject to VAT.

## LEASE

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

## RENT DEPOSIT

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

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs 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 agent detailed below.

**Mark Holmes - Crosthwaite Commercial**

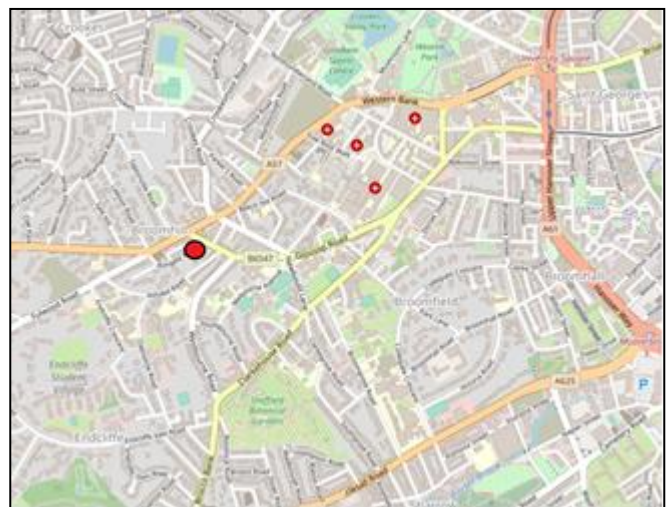
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**SUBJECT TO CONTRACT AND AVAILABILITY April 2026**