

Property Consultants



T 0114 272 3888

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

To Let

637-639 London Road, Sheffield S2 4HT



- Ground Floor Retail Unit To Let
- Prominent Position Fronting London Road
- Suitable for a Variety of Uses – Subject to Planning
- 896 sq ft (83.2 sq m)
- Quoting £16,500 Per Annum
- To Let on a New Lease

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LOCATION

The property is situated on London Road, close to where it meets with Chesterfield Road. London road is a busy transitory route connecting Chesterfield Road with the City Centre. London Road meets the Inner Ring Road at its' north end, resulting in easy access to Sheffield Parkway and the M1 which is approximately 5 miles to the East.

The immediate area consists of primarily retail and leisure offerings on the main road, with residential on the surrounding roads.

DESCRIPTION

The property provides a double fronted ground floor unit with retail space to the front, along with an accessible WC, staff kitchenette and toilet to the rear.

The premises benefits from double glazed frontage and aircon throughout.

There is ample parking in close proximity.

ACCOMMODATION (Approx net internal areas)

Ground Floor Total	896 sq ft	83.2 sq m
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RATING

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

Betting Shop & Premises	R.V. £12,500
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Subject to status, a degree of business rates relief could be available.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 44 (Band B).

RENT

Rental offers of **£15,000 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 have the benefit of planning consent for suis generis use (betting shop). 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:

Mark Holmes – Crosthwaite Commercial

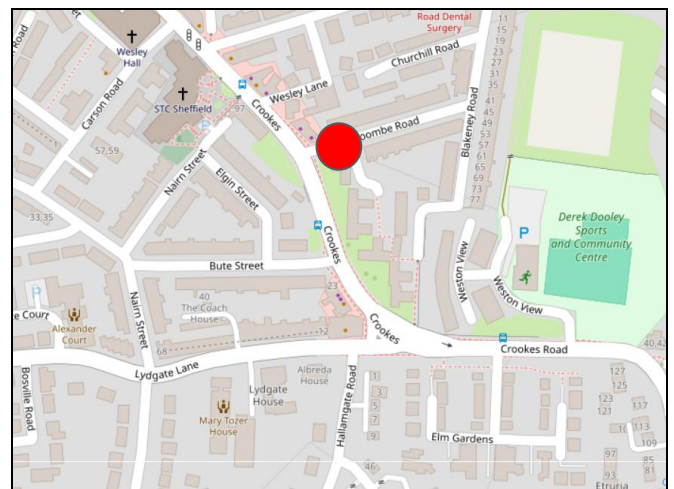
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SUBJECT TO CONTRACT AND AVAILABILITY April 2026