

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

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

# To Let

325a Meadowhead, Sheffield S8 7UP



- Suburban Ground Floor Lock Up Shop
- Popular Parade with Free Parking to the Front
- Quoting £7,200 Per Annum
- Totalling 278 sq ft
- Immediately Available
- To Let on New Lease

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## LOCATION

The premises front the busy A61 at Meadowhead, close to its junction with the Outer Ring Road.

Occupiers in the vicinity include BP, Lloyds Pharmacy, Premier Supermarket, Post Office, Mirage and John Mitchell Wines.

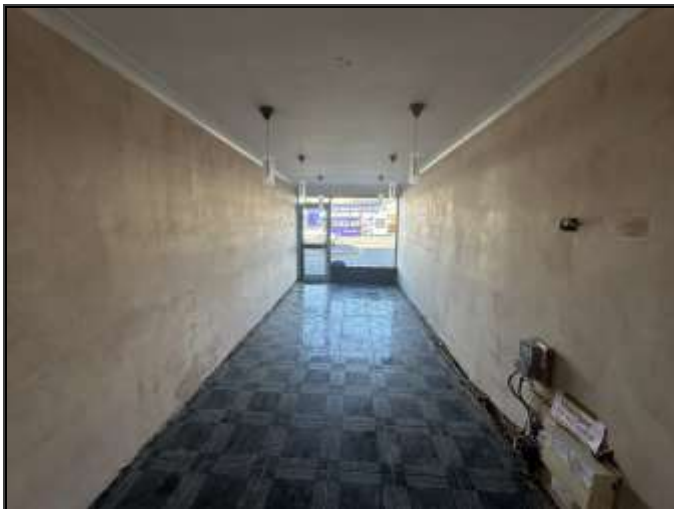
## DESCRIPTION

The property comprises a ground floor lock-up shop unit fronting Meadowhead Road.

The property has a new glazed frontage and comprises open plan retail accommodation with a kitchenette and WC to the rear.

## ACCOMMODATION (Approx net internal areas)

<b>Total Area</b>	<b>278 sq ft</b>	<b>25.8 sq m</b>
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## ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 82 (Band D). A full EPC will be provided on request.

## RATES

The draft 2026 rating list assessment is: -

Shop & Premises R.V. £6,200

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

## USE

We are informed the premises benefits from an E class planning consent. This allows the premises to be used as A1 (retail), A3 (café & restaurant), B1 (offices/light industrial use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use.

## RENT

Rental offers in the region of **£7,200 per annum** are invited.

## LEASE

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

## VAT

The rent will **NOT** be subject to VAT.

## 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.

**Charlie Appleyard – Crosthwaite Commercial**

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07852 195 089



**SUBJECT TO CONTRACT & AVAILABILITY**  
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