

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let

56 Birley Moor Road, Frecheville, Sheffield S12 4WD



- Good Quality Retail Unit to Let
- Part of a Popular Suburban Retail Parade in the Heart of Frecheville
- Fitted Out to a High Standard as a Hair Salon
- 418 sq ft (39.75 sq m)

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LOCATION

The property is located on the west side of Birley Moor Road, close to its junction with Heathfield Road in the popular Sheffield suburb of Frecheville.

The unit forms part of a very popular and busy local retail parade which is the home to an eclectic mix of occupiers including a pharmacy, salon, vape shop, barbers, take away and café.

Sheffield city centre is located approximately four miles to the north west and the parade also serves other suburbs such as Birley and Hollis End.

DESCRIPTION

The available spaces comprises a retail unit in an established, popular suburban retail parade. There is excellent visibility from the main road and also excellent signage opportunities.

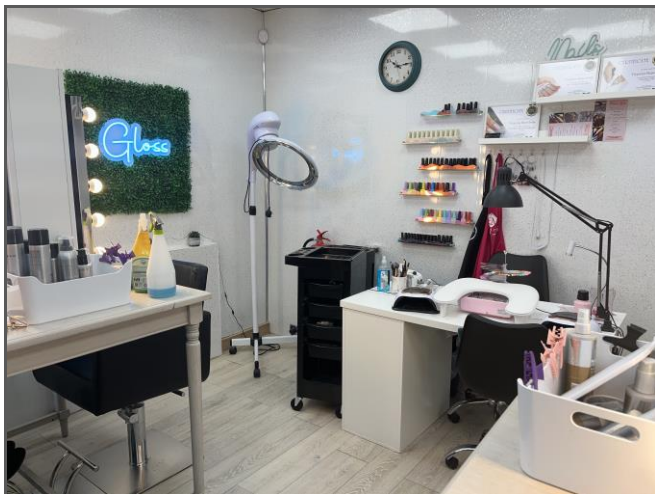
The unit is currently trading as a hair salon and is fitted out to a good standard. The space is arranged as a main sales area with an additional room and WC / kitchen facilities to the rear.

The current tenant is vacating in November.

ACCOMMODATION

(All net areas are approximate)

Ground Floor **428 sq ft** **39.75 sq m**



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£13,500 per annum.

VAT

The building is NOT elected for VAT.

USE

The building falls under use category 'E' in the new Use Class Order, applicable as of 1st September 2020.

RATING

The unit is rated as Shop and Premises with a 2026 RV of £5,400.

ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of D (81). Certificate available on request.

LEGAL COSTS

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

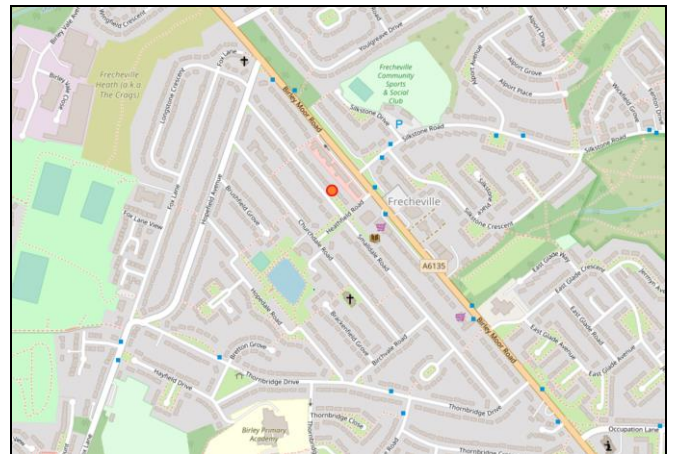
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY
May 2026