

Property Consultants



To Let

69-70 Barber Road, Sheffield S10 1EE



- Ground Floor Suburban Retail Unit To Let
- Prominent Position Fronting Barber Road
- Suitable For a Variety of Uses
- 2,132 sq ft (198.1 sq m)
- Immediately Available
- To Let on a New Lease

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LOCATION

The property occupies a prominent position on Barber Road in the suburb of Crookes. The premises is approximately 2 miles west of Sheffield city centre in an area popular with students.

Occupiers in the vicinity include Sainsbury's Local, Rajput, Ozmens and The Springvale public house with many other local retailers.

There is ample parking in close proximity.

DESCRIPTION

The property provides an open plan ground floor unit with a kitchen and WC to the rear. The unit would suit a variety of uses, subject to planning/fit out.

Externally there is a shared gateway leading to the back door, where the bins are kept.

ACCOMMODATION (Approx net internal areas)

Ground Floor Total 2,132 sq ft 198.1 sq m



RATING

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

Shop & Premises R.V. £24,000

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 86 (Band D).

A full Energy Performance Certificate will be provided on request.

RENT

Rental offers in the region of **£25,000 per annum exclusive** are invited. VAT will NOT 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 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.

LEGAL COSTS

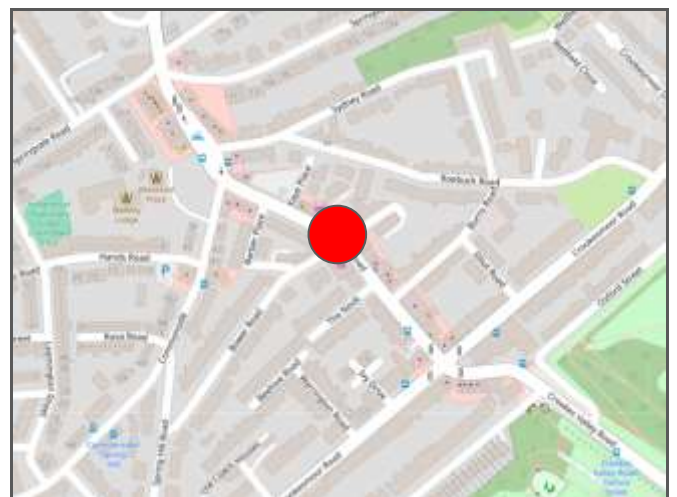
Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

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

Charlie Appleyard – Crosthwaite Commercial
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07852 195 089

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SUBJECT TO CONTRACT AND AVAILABILITY May 2026