

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

6 Hicks Street, Sheffield, S3 8BL



- Retail Unit To Let in the Heart of Neepsend
- Suitable for a Variety of Occupiers / Uses
- Excellent Location Fronting Hicks Street
- 390 sq ft (36.2 sq m)
- Quoting £9,500 Per Annum
- **Currently Undergoing Refurbishment**

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LOCATION

The property is located on Hicks Street in the heart of Neepsend – on the northern fringe of Sheffield City Centre.

The unit is in close proximity to an eclectic mix of exciting occupiers including The Old Workshop, Tenacious Tattoo, and CrossFit Kelham Close to Yellow Arch Studios, Pina, and just down the road from Peddler Market

Kelham Island is on the opposite side of the River Don, where there are a number of new developments taking place to add to an already large critical mass of people.

DESCRIPTION

The premises comprise open plan retail space along with a WC to the rear.

On going refurbishment works to be complete before the property is let include; Electrical rewire, plastered and decorated and laminate flooring throughout.

Following completion of works this property provides a great opportunity for a variety of businesses to occupy a newly renovated ground floor shop in the well-established area of Neepsend.

ACCOMMODATION

(All net areas are approximate)

Ground Floor Total	390 sq ft	36.2 sq m
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ENERGY PERFORMANCE CERTIFICATE

EPC D. Full certificate available on request

RENT

£9,950 Per Annum Exclusive.

LEASE

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

VAT

If applicable, the rent will be subject to VAT.

RATING

The 2026 rating assessment is: -

Café & Premises R.V. £6,200

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

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.

Mark Holmes - Crosthwaite Commercial

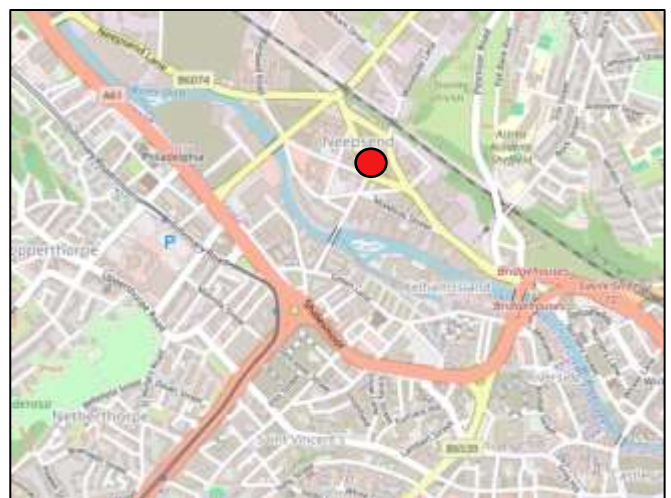
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SUBJECT TO CONTRACT AND AVAILABILITY

June 2026



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