Property Consultants

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

358 Meadowhead, Sheffield S8 7UJ



- Suburban Ground Floor Lock Up Shop
- Popular Parade with Free Parking to the Front
- Quoting £12,000 Per Annum
- Totalling 472 sq ft
- Immediately Available
- To Let on New Lease

Crosthwaite COMMERCIAL
T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

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 WC to the rear.

ACCOMMODATION (Approx net internal areas)

Total Area	**472 sq ft**	**43.9 sq m**



ENERGY PERFORMANCE CERTIFICATE
The property has a rating of 60 (Band C). A full EPC will be provided on request.

RATES
The draft 2026 rating list assessment is: -

Shop & Premises R.V. £11.000

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 of **£12,000 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.

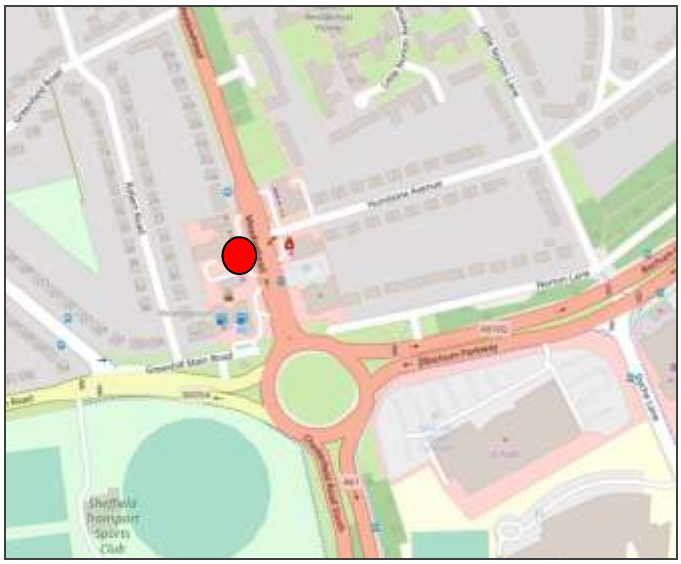
RENT DEPOSIT
A rent deposit will be held as a bond over the term of the lease.

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
charlie@crosthwaitecommercial.com
07852 195 089



SUBJECT TO CONTRACT & AVAILABILITY
Updated November 2026

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract.