

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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

# To Let

**401 Glossop Road, Broomhill, Sheffield S10 2PR**



- **Prominent Fully Fitted Cafe Unit**
- **Suitable for a Variety of Uses – Retail/Offices/Studio**
- **Excellent Location Opposite the Hallamshire Hospital**
- **Quoting £12,000 Per Annum**
- **Totalling 421 sq ft (39.15 sq m)**
- **Immediately Available**

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## LOCATION

The property is prominently located fronting Glossop Road, close to its junction with Clarkehouse Road in the Broomfield suburb of Sheffield. Nearby trade comprise a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy, Elm and Wetherspoons.

The Royal Hallamshire Hospital is located directly opposite the premises.

## DESCRIPTION

The property comprises a ground floor lock up unit currently fitted out as a café, with a separate external WC. The premises would be suitable for many uses subject to planning.

Externally, there is a large outdoor sheltered seating area.

There is ample car parking in the vicinity.

## ACCOMMODATION (Approx internal areas)

<b>Ground Floor Total</b>	<b>421 sq ft</b>	<b>39.15 sq m</b>
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## RATING

The rating assessment is: -

Café & Premises R.V. £10,250

100% Business Rates Relief could be applicable, subject to status.



## USE

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use.

## RENT

**£12,000 Per Annum.** If applicable, VAT will be payable at the prevailing rate.

## LEASE

The premises are available on a new lease directly from the landlord.

## RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

## ENERGY PERFORMANCE CERTIFICATE

An EPC certificate is available on request.

## 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.

**Mark Holmes - Crosthwaite Commercial**

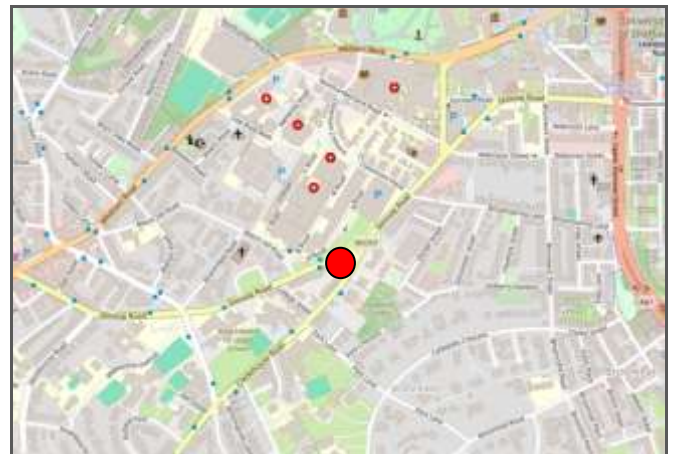
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SUBJECT TO CONTRACT AND AVAILABILITY July 2026