

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

283 Sharrow Vale Road, Sheffield S11 8ZF



- **Ground Floor Retail/Salon Unit**
- **Fronting Sharrow Vale Road With Return Frontage**
- **Fully Fitted Hairdressers Salon**
- **404 Sq Ft (38.5 Sq M) Internal Area**
- **Available To Let on a New Lease From The Landlord**
- **Immediately Available**

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LOCATION

Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

The unit occupies a corner location with return frontage to Stewart Road. Situated close to the exciting new Dyson Place development, which comprises of a vibrant mix of retail/restaurant/café occupiers including Iberico and Cornerstone, alongside offices and apartments. Other occupiers on the vibrant Sharrow Vale Road include Tonco Bakery, Two Steps, Corner Store amongst others.

DESCRIPTION

The property comprises ground floor retail unit which is currently fitted out as a Hairdressing Salon. The main sales space is to the front of the shop, with a WC & Kitchen to the rear. There is a cellar to the front of the property.

On street car parking is available.

ACCOMMODATION

(All areas being approximate)

Ground Floor Total	404 sq ft	37.5 sq m
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PLANNING

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.

Other uses may be considered subject to planning.

RENT

£18,000 per annum exclusive.

LEASE

The premises are available on a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT DEPOSIT

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

RATING

According to the 2026 Rating List, the property is assessed as follows:

Shop & Premises - RV £13,250

Subject to status, a degree of small business rates relief may apply.

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 agents detailed below.

Mark Holmes – Crosthwaite Commercial

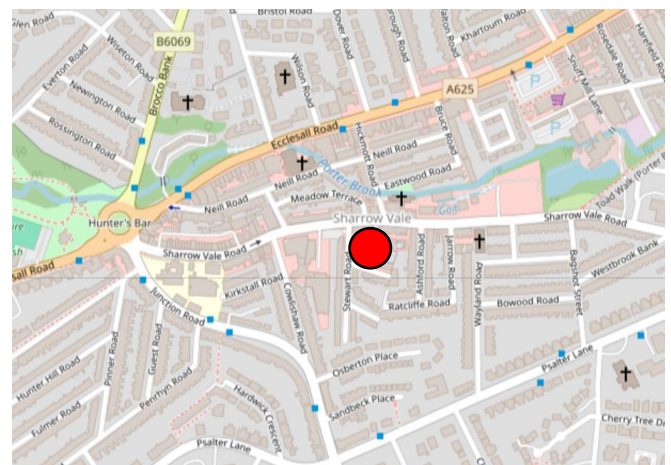
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SUBJECT TO CONTRACT AND AVAILABILITY

July 2026