Property Consultants

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

To Let

3 Crookes Road, Sheffield S10 3BA



- Ground & First Floor Retail Unit To Let
- Prominent Position in Broomhill Shopping Centre
- 656 sq ft (61.0 sq m)
- Quoting £16,000 Per Annum
- Suitable for a Variety of Uses (Subject to Planning)
- To Let on a New Lease

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LOCATION
The property is situated in the popular suburb of Broomhill, approximately 1.5 miles west of Sheffield City Centre.

Broomhill is an established and thriving retail and commercial location, benefiting from a densely populated residential catchment and its proximity to the University of Sheffield and Royal Hallamshire Hospital.

The surrounding area accommodates a mixture of national and independent retailers, cafés, restaurants and other commercial occupiers, including Costa Coffee, Boots, Morrisons and Sainsbury's Local.

The property also benefits from nearby public car parking.

DESCRIPTION
The property provides a single ground floor unit with retail space to the front. There is a kitchen and WC on the first floor.

ACCOMMODATION (Approx net internal areas)

Ground Floor	510 sq ft	47.4 sq m
First Floor	146 sq ft	13.6 sq m
Total	**656 sq ft**	**61.0 sq m**



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.

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

Shop & Premises R.V. £15,000

RENT
Rental offers of **£16,000 per annum exclusive** are invited. VAT will be payable.

LEASE
The premises are available to let on a new lease for a term to be agreed. A rent deposit may be held as a bond over the term of the lease.

SERVICE CHARGE
A service charge is levied to cover the cost of repair and maintenance of the common parts which is currently budgeted at £855 plus VAT per annum.

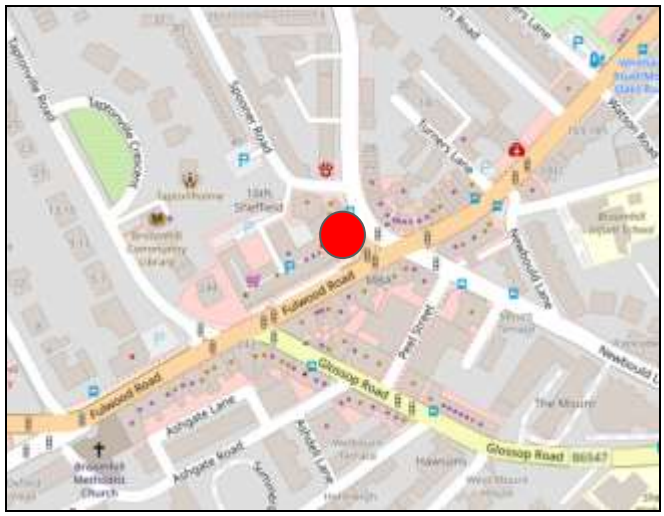
ENERGY PERFORMANCE CERTIFICATE
A full EPC is available on request.

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
charlie@crosthwaitecommercial.com
07852 195 089

Mark Holmes – Crosthwaite Commercial
mark@crosthwaitecommercial.com
07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY 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.