Property Consultants

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

To Let

Land at 19 Eastern Avenue, Sheffield S2 2GH



- Car Park / Yard To Let
- Excellent Transport Links to Sheffield City Centre
- Total Site Area - Approx 0.32 Acres
- Quoting £15,000 Per Annum
- Immediately Available
- **Not Suitable for Storage Uses**

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LOCATION
The land is situated approximately three miles south-east of Sheffield city centre in a predominantly residential area.

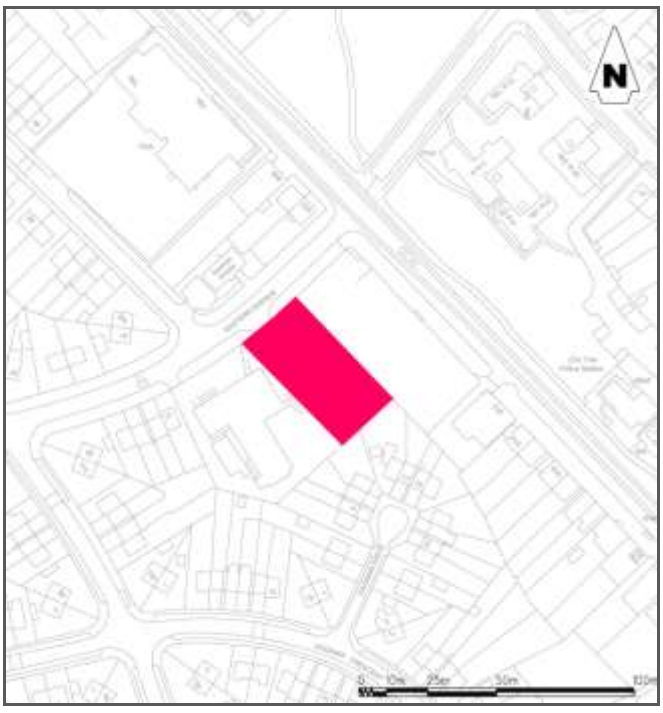
The land is located close to the Sheffield Outer Ring Road fronting Eastern Avenue close to it's junction with City Road approximately a quarter of a mile from Manor Top, in the Arbourthorne Estate. Existing occupiers in the vicinity include national operators such as Co operative Foodstore, Londis Convenience Store, and Betfred as well as local independent traders such as Mali Express and WOW Barbers.

DESCRIPTION
The site is approximately 0.32 acres in size and rectangular in shape. It is relatively flat and tarmacked / hard surfaced. It is suitable for use as a car park.

We understand electricity is available to the site.

ACCOMMODATION
(All areas are approximate)

0.32 Acres	**0.13 Hectares**



RATING
The rating assessment is: -

Land used for Storage & Premises R.V. £9,300

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

RENT
We are quoting **£15,000 per annum exclusive.**

VAT
If elected, VAT will be paid at the prevailing rate.

LEGAL COSTS
Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

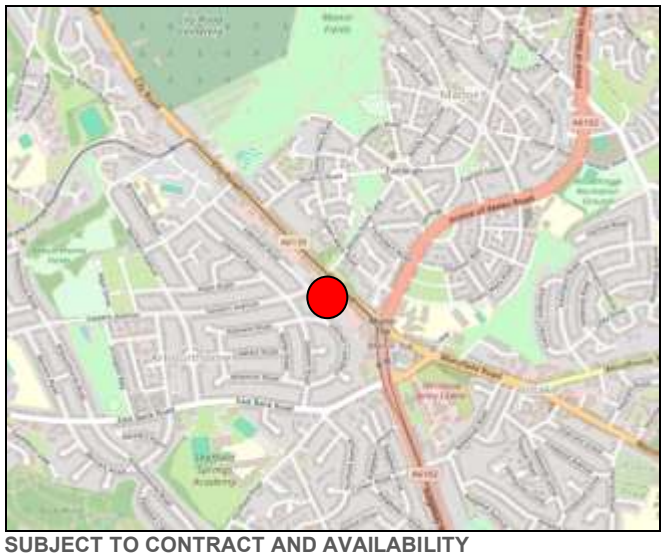
MONEY LAUNDERING
In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS
Any further information can be obtained from the sole agents detailed below.

As the site is open, interested parties are invited to view at their convenience.

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

Charlie Appleyard – Crosthwaite Commercial
charlie@crosthwaitecommercial.com
07852 195 089



SUBJECT TO CONTRACT AND 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.