

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

466 Glossop Road, Broomhill, Sheffield S10 2QA



- Prominent Suburban Unit
- Excellent Location in Thriving District Centre
- 100% Business Rates Relief, Subject to Status
- 331 sq ft on Ground Floor + Cellar
- To Let on a New Lease

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LOCATION

The property is prominently located fronting Glossop Road, in the Broomhill district shopping centre. Nearby retail comprises a mix of independent boutiques and national multiples including Tesco, Costa Coffee, Boots Pharmacy and Morrisons.

DESCRIPTION

The property comprises a ground floor retail unit. The front area provides open retail space with a WC and kitchen area to the rear. There is useful cellar storage space.

There is ample car parking in the vicinity.

ACCOMMODATION (Approx internal areas)

Internal Width	11 ft 6 in	3.5 m
Shop Depth	19 ft 9 in	6.0 m
Sales Area	230 sq ft	21.4 sq m
Kitchen	101 sq ft	9.36 sq m
Cellar	359 sq ft	33.4 sq m
Total Ground Floor Area	411 sq ft	38.2 sq m

RATING

The rating assessment is: -

Shop & Premises R.V. £5,600

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



USE

The unit has previous B1 use, this is now use class 'E' under the new legislation (applicable as of 1st September 2020) which covers shops, professional services, café/restaurants, nurseries and gyms. Other uses will be considered, subject to the necessary planning permissions being obtained.

RENT

£9,600 per annum exclusive. VAT is not payable on the rent.

LEASE

The premises are available on a new lease for a term to be agreed, subject to periodic rent reviews.

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 107 (Band E).

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.

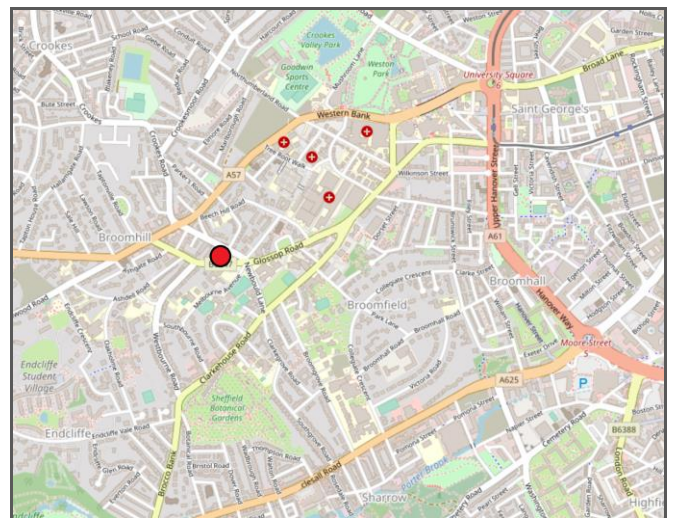
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes - Crosthwaite Commercial

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY

July 2024