

Property Consultants



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

To Let

1B Lound Side, Chapeltown, Sheffield S35 2UQ



- **Prominent Corner Retail Unit**
- **Ground Floor Premises To Let**
- **Suitable for a Variety of Uses**
- **Busy Location in Thriving District Centre**
- **718 sq ft**
- **Substantial Rear Car Park**

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LOCATION

The premises are prominently located in the busy suburb of Chapeltown, close to the roundabout at the junction of Burncross Road and Lound Side, some 7 miles to the north of Sheffield City Centre, This is a well-established shopping parade with a variety of retailers including Premier convenience store, Come A Casa Pizza Hut, Subway, Hays Travel and John Crawshaw Butchers. There are several bus routes serving the area with a stop directly outside the parade and to the rear is a substantial customer car park.

DESCRIPTION

The premises comprise a ground floor retail unit with a large sales area with partitioned office. This can be removed to provide clear floor space if required. A floor plan is attached.

In addition to this there is a kitchen, store and WC to the rear.

There is car parking available to the rear and the opportunity to have prominent signage on the return frontage.

ACCOMMODATION (Approx net internal areas)

| | | |
|-----------------|------------------|------------------|
| Sales Area | 584 sq ft | 54.8 sq m |
| Storage/Kitchen | 134 sq ft | 12.5 sq m |
| Total | 718 sq ft | 67.3 sq m |



RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop & Premises R.V. £15,000

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided upon request.

RENT

The rent is **£18,000 per annum**. VAT will be payable.

LEASE

The premises are available to let by way of a new full repairing and insuring lease.

SERVICE CHARGE

A service charge will be payable. This is currently around £540 pa together with a building’s insurance charge of £269 pa.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (professional services), 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.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with the preparation of the lease.

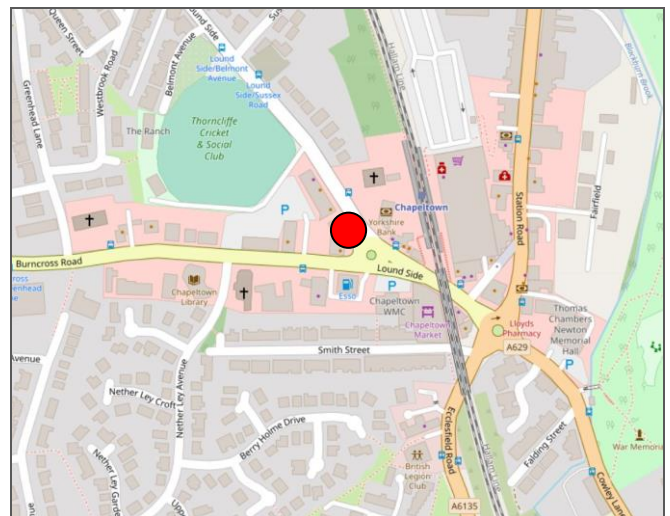
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

mark@crosthwaitecommercial.com

07738 275 226



SUBJECT TO CONTRACT & AVAILABILITY

February 2023

Existing Layout

