

Property Consultants



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

# To Let

822 Barnsley Road, Sheffield S5 7AE



- Retail/Restaurant/Leisure Premises
- Fully Fitted Ground Floor Unit with Prominent Frontage
- Suitable for A Variety of Uses (Subject to Planning)
- Great Location at Sheffield Lane Top
- Totalling 926 sq ft (86.0 sq m)
- To Let on a New Lease

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The premises are located fronting Barnsley Road (A6135), within the suburb Sheffield Lane Top. The property is just 3.8 miles from Sheffield City Centre and is approximately 2.5 miles from Junction 34 of the M1 Motorway. The surrounding area is home to a mix of residential and retail, and the Northern General Hospital is within the immediate vicinity. The unit is in a parade with KFC, Mirage and Family Shopper Supermarket.

## DESCRIPTION

The premises comprises of a Fully Fitted ground unit extending to 926 sq ft. The premises benefit from excellent glass frontage facing onto Barnsley Road. The former Costa unit comprises an open plan layout which would suit a variety of uses subject to planning.

To the rear is a large customer car park as well as ample on road parking.

## ACCOMMODATION (Approx internal areas)

<b>Total</b>	<b>926 sq ft</b>	<b>86.0 sq m</b>
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## RATES

The premises require reassessment.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## SERVICE CHARGE

A service charge will be payable to cover building insurance, maintenance, etc. Details on request.

## RENT

**£22,500 per annum exclusive.** VAT is payable on the rent.

## RENT DEPOSIT

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

## PLANNING/USE

The premises have the benefit of E Class planning consent.

Due to our clients neighbouring occupation, they will not allow competing uses, therefore burgers or chicken products are not to be sold from the unit.

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

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

**Mark Holmes - Crosthwaite Commercial**

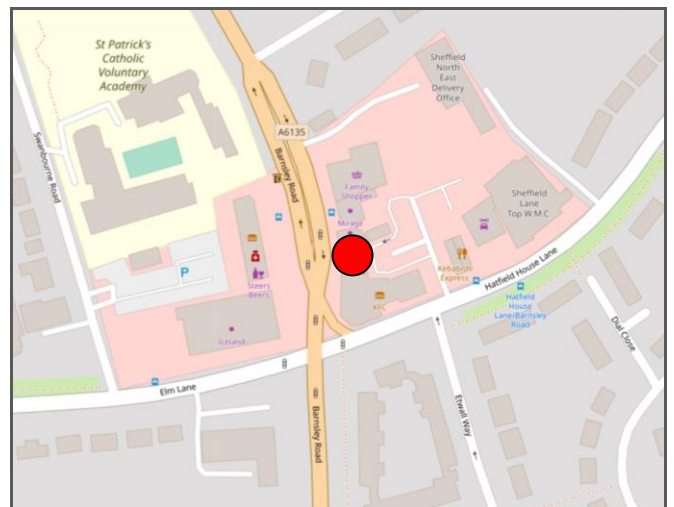
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**SUBJECT TO CONTRACT AND AVAILABILITY September 2023**