

Property Consultants



T 0114 272 3888

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

To Let

Studio 1B & 1C, Lound Side, Chapeltown, Sheffield S35 2UQ



- **Two First Floor Commercial Studio Units To Let**
- **Suitable for a Variety of Uses – Offices, Salon, Studio, etc**
- **Prominent Position on Popular Parade**
- **Flexible Lease terms Available**
- **1B - 386 sq ft, 1C – 574 sq ft**
- **Substantial Rear Car Parking Available**

www.crosthwaitecommercial.com

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 RSPCA, Pizza Hut, Hays Travel and Mirage. 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

At first floor level above the shops are a number of office type suites which have their own entrances from the front of the parade. Shared WC facilities are available, and the space is available to let on an all-inclusive basis. There is car parking available to the rear and the opportunity to have prominent signage on the main road frontage.

ACCOMMODATION (Approx net internal areas)

1B	386 sq ft	35.9 sq m
1C	574 sq ft	53.3 sq m

RATES

The 2023 rating assessment is: -

1B - Offices & Premises	R.V. £4,700
1C - Offices & Premises	R.V. £6,100

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



Archive Photo

EPC

A full Energy Performance Certificate will be provided upon request.

RENT

1B - £6,240 per annum (£120 per week)

1C - £9,100 per annum (£190 per week)

VAT

VAT will be payable.

LEASE

The premises are available to let on a new flexible lease with regular break options if required. The rent will be inclusive of service charges and insurance for the estate.

PLANNING

This suite has previously been used as offices and a dance studio, however other uses are considered appropriate, subject to planning, including

- Offices
Hairdressers
- Beauty Salon
Agency
- Training
Studio

LEGAL COSTS

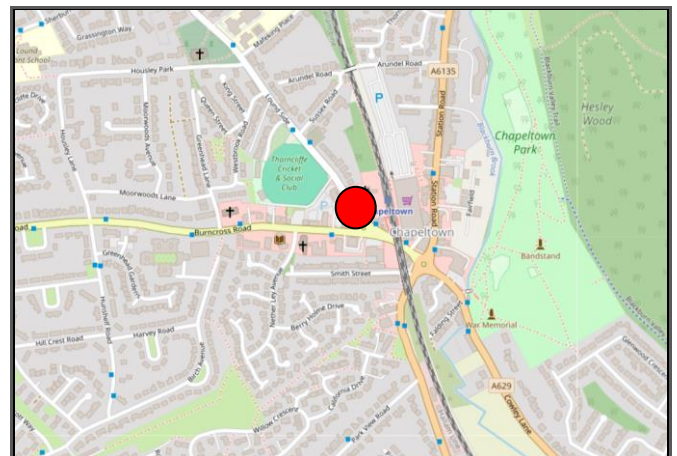
Each party are to be responsible for the payment of their own legal costs in connection with the preparation of the lease.

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 275226

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

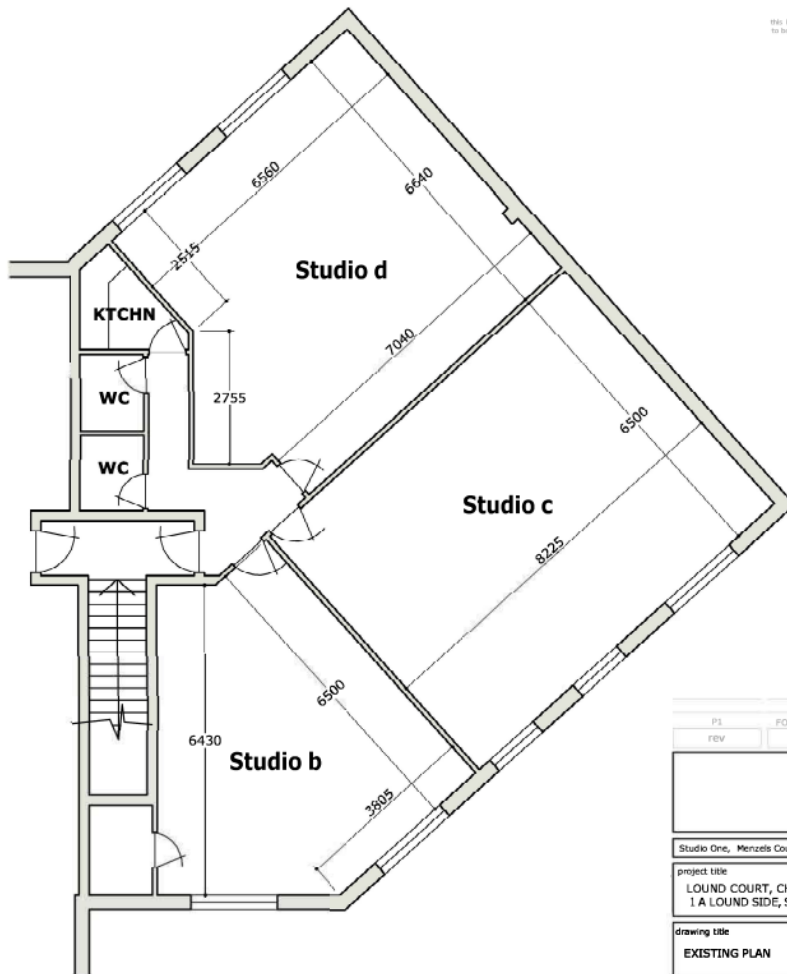


SUBJECT TO CONTRACT & AVAILABILITY December 2023

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**1A LOUND SIDE
Studios b, c & d**



P1 FOR DISCUSSION PURPOSES ONLY				JULY 2018	
rev	description			date	
wireframe studio Ltd					
Studio One, Menzies Court, 301 Ecclesall Road, S11 8NK				tel - 0114 266 9903	mail - studio@wireframestudio.co.uk
project title		project no	rev	scale	
LOUND COURT, CHAPPLETOWN, SHEFFIELD, 1 A LOUND SIDE, STUDIOS b, c & d		1403	P1	1:100 @ A4	
drawing title		drawing no	date	drawn	
EXISTING PLAN		100	JUL 2018	JT	