

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

32-34 Sandygate Road, Crosspool, Sheffield S10 5RY



- Prime Restaurant/Shop Unit with Corner Frontage
- Prominent Location in Popular District Centre
- 2,480 sq ft over 2 Floors
- Suitable for a Variety Of Uses (Subject to Planning)
- Upper Floors May be Split with Separate Access
- To Let on a New Lease

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## LOCATION

Crosspool is an affluent area around 2 miles to the west of the city centre and the premises are situated on a prominent corner location fronting Sandygate Road in the centre of the Crosspool district shopping centre.

The premises are opposite a Spar convenience store with Archers Estates, Green Cross Chemist and many other local retailers and restaurants nearby.

There is ample free on street parking in the area.

## DESCRIPTION

The property provides a restaurant/retail unit at ground floor level with a kitchen area and storage to the rear.

At first floor level is a further seating area with male and female WC's and additional storerooms.

**The first floor has a separate entrance at the front and could be split if required.**

The premises are serviced via the adjacent side street, Benty Lane.

## ACCOMMODATION (Approx net internal area)

Ground Floor	1,495 sq ft	138.9 sq m
First Floor	985 sq ft	91.5 sq m
<b>Total</b>	<b>2,480 sq ft</b>	<b>230.4 sq m</b>



## RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Restaurant and Premises R.V. £16,750

## RENT

**£26,000 per annum** exclusive.

## VAT

The rent will be subject to VAT.

## LEASE

The premises are available to let on a new lease for a term to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 64 (Band C). A full EPC is available on request.

## PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Offices/Light industrial 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.

## 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 agents detailed below.

**Mark Holmes – Crosthwaite Commercial**

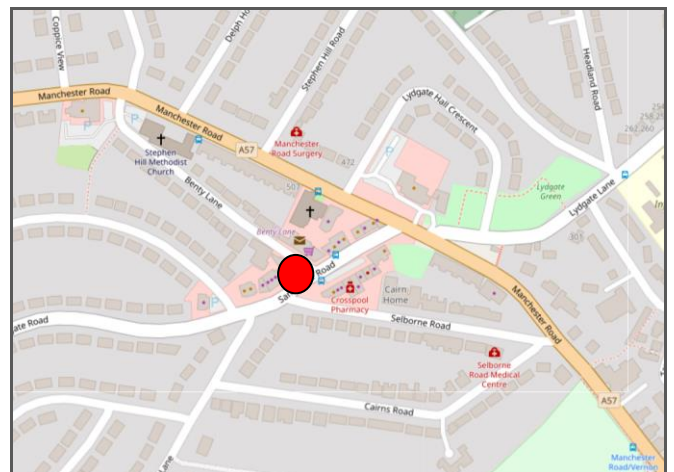
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SUBJECT TO CONTRACT & AVAILABILITY

June 2024



## Previous Layout Plans

### Not to Scale

