

Property Consultants



T 0114 272 3888

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

To Let

276 Ringinglow Road, Bents Green, Sheffield S11 7PX



- **Prominent Corner Retail Unit To Let**
- **Excellent Location Fronting Ringinglow Road**
- **Potential for a Variety of Uses (Subject to Planning)**
- **536 Sq ft + Basement**
- **Immediately Available**
- **Quoting £13,000 Per Annum**
- **Available To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The property is situated on Ringinglow Road, on its junction with Bents Green Road. Sheffield City Centre is approximately three miles to the north east of the property. Ringinglow Road is one of the main roads leading from Ecclesall Road to the Peak District. The area is predominantly residential in nature with linear retail fronting the main road.

Other occupiers close by include Cannisters Butchers, Select Convenience incorporating the Post Office, S11 Carpets and Flooring and Kringle Danish Bakery.

DESCRIPTION

The subject unit comprises of a ground floor lock up retail premises beneath a residential flat. The premises provides open plan retail space to the front with a partitioned consulting room. To the rear is a kitchenette, WC and a generous basement. The unit benefits from suspended ceilings with LED lighting.

Externally, there is a small yard space to the rear. The ownership extends to the front of the property which could be used for a terraced area subject to the necessary consents.

ACCOMMODATION (Approx internal areas)

Retail Area	336 sq ft	31.22 sq m
Consulting Room	90 sq ft	8.34 sq m
Rear Kitchen	98 sq ft	9.06 sq m
WC	12 sq ft	1.16 sq m
Total	536 sq ft	49.78 sq m
Basement	593 sq ft	55.08 sq m



RATING

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

Shop and Premises - Rateable Value £9,000.

RENT

£13,000 per annum

If applicable, VAT will be payable on the rental price.

LEASE

The premises are offered on a new lease on terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The retail unit has a rating of 98 (Band D). EPC available upon request.

PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) 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 fees 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

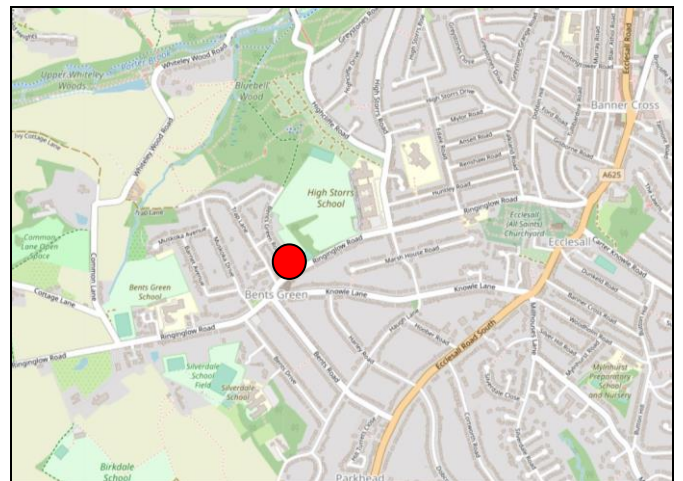
mark@crosthwaitecommercial.com

07738 275 226

Fern Corton – Crosthwaite Commercial

fern@crosthwaitecommercial.com

07538 412 671



SUBJECT TO CONTRACT AND AVAILABILITY June 2024