

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

365 Ecclesall Road, Sheffield S11 8PF



- Ground Floor Suburban Retail Unit
- Potential for a Variety of Uses (Subject to Planning)
- Excellent Location Fronting Ecclesall Road
- 564 sq ft Ground Floor + Basement
- Rent - £20,000 Per Annum
- To Let on a New Lease
- **Available August 2024**

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre. Occupiers in the immediate vicinity include Starbucks, Beres Pork Shop and The Ale Club. Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

There is ample on street parking in the area and free/pay parking during the hours of 9.30am to 4pm on Ecclesall Road directly in front of the shop.

DESCRIPTION

The shop provides a ground floor retail unit. The front area provides clear open sales space with security shutters to the front and there is a storeroom, kitchen and WC to the rear.

There is ample parking in the area.

ACCOMMODATION (Approx net internal area)

Internal Width	12 ft 8 in	3.8 m
Shop Depth	27 ft 9 in	8.5 m
Sales Area	379 sq ft	35.2 sq m
Storage	185 sq ft	17.2 sq m
Ground Floor	564 sq ft	52.4 sq m



RATING

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

Shop and Premises Rateable Value £17,500

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT

£20,000 per annum exclusive.

VAT

If applicable the rent will be subject to VAT.

LEASE

The premises are available on a new lease with terms to be agreed. The premises are available from August 2024.

PLANNING

The premises currently benefit from an 'E' use class, which includes retail, professional services, cafes although uses will 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.

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

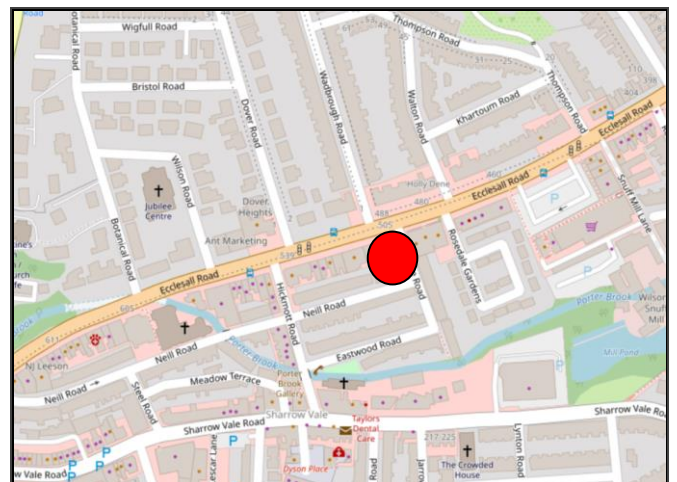
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SUBJECT TO CONTRACT & AVAILABILITY

June 2024