

TO LET.

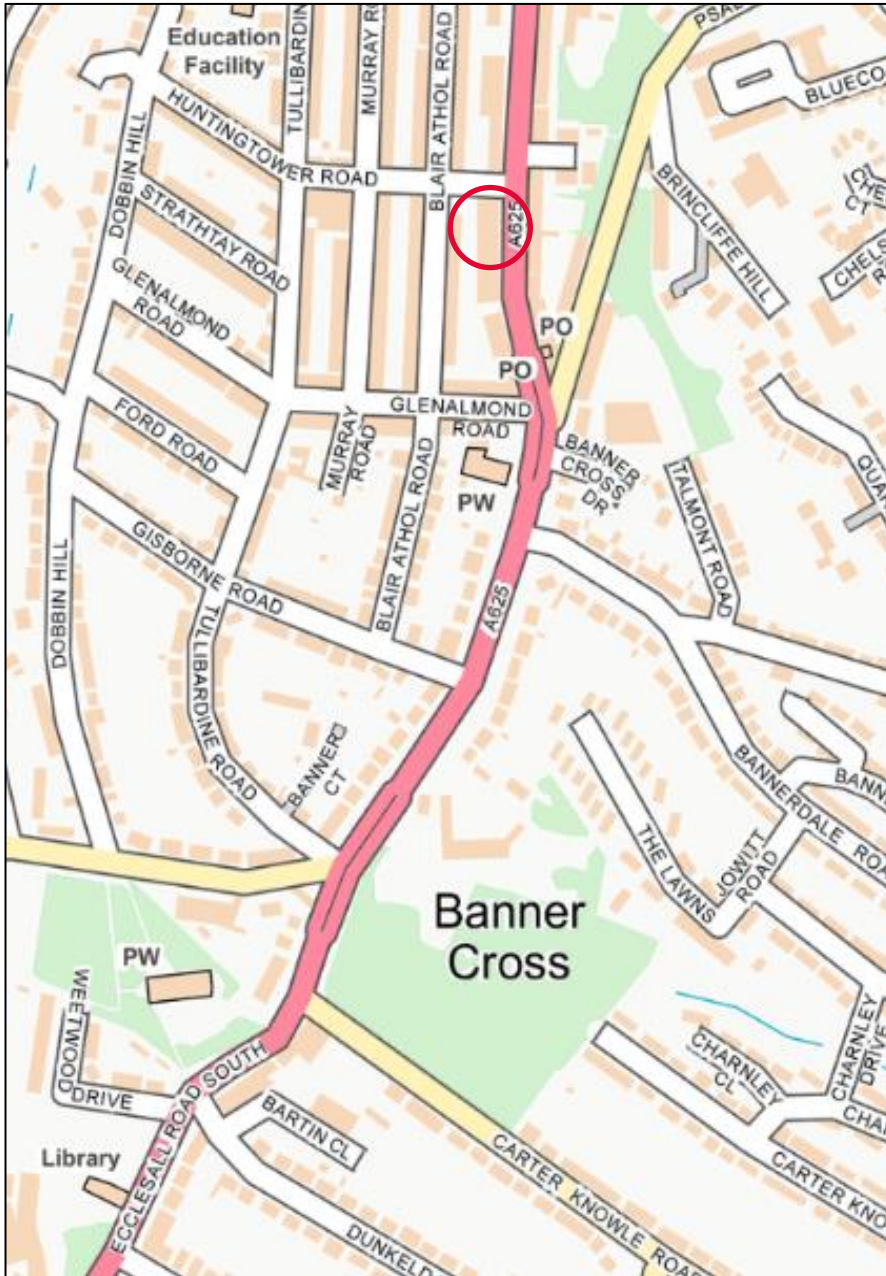


Modern ground floor retail premises in prominent position on Ecclesall Road South.



918 Ecclesall Road, Sheffield, S11 8TR.

High quality ground floor retail accommodation extending to 508 sq ft – Available immediately.



Location.

The property occupies a prime position on Ecclesall Road in the established Banner Cross retail area. The property can be approached from the city centre, taking Ecclesall Road – the A625 to Hunters Bar Roundabout, continuing away from the city to the affluent South Western suburbs, into the Banner Cross District Retail Area.

The property is then situated on the right hand side, just after the junction with Huntingtower Road. Nearby occupiers including David Inman Opticians, Blundells, Saxton Mee and Sainsburys to name but a few.

Description.

The property briefly comprises a self contained ground floor unit with a three storey mid-terrace building. The ground floor has been completely refurbished to provide a bright, open plan retail unit, behind an attractive modern façade. The unit benefits from new electrics, timber floors, whitewash walls and fluorescent lighting. A trap door gives access to some dry cellarage.

Through to the rear of the retail area is an offshoot, providing utility space area and separate WC with wash hand basin.

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Retail Area	40.02	431
Off Shot	7.15	77
Total	47.17	508

Quoting Rent.

The quoting rent is £14,500 per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The Rateable Value of the premises is currently £12,750.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D77.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

kitty.hendrick@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2023. Photographs dated April 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

