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To Let



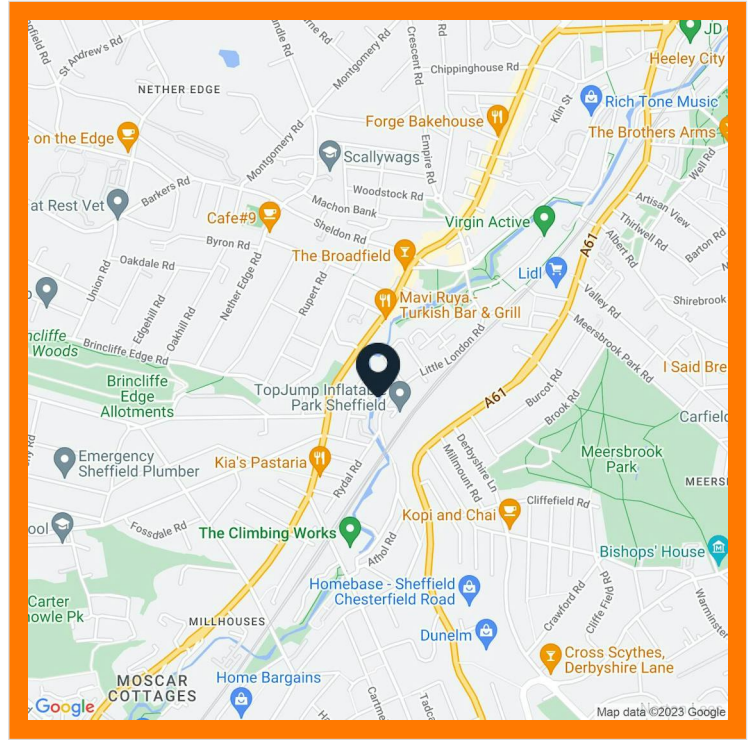
Under Construction: New Retail / Office / Showroom  
Ground Floor Premises on Little London Road in  
Sheffield

£4,500 – £7,500 per annum

Unit 1 & 2, 60 Little London Road, Sheffield, S8 0UH  
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

[smcbrownillvickers.com](http://smcbrownillvickers.com)

- 2 x ground floor retail / office shell units (under construction)
- Located on Little London Road close to Woodseats, Meersbrook, Netheredge areas in Sheffield
- Part of a brand new development (upper floor apartments and two commercial units)
- Ideal for a small office / showroom / fitness / clinic usage



## Description

The available accommodation comprises two ground floor units under construction. The unit will be finished to shell standard with capped off services awaiting tenant's fit out. The landlord may consider a fit out package depending on tenant requirements.

## Location

The available accommodation is located on Little London Road in south west Sheffield. The area is accessible to Woodseats, Netheredge, Meersbrook neighbourhoods. There are a wide variety of commercial occupiers in the area including nursery, office, gym, restaurants and many other retail uses to Abbeydale Road (which is located within a short walking distance).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	226	21	£4,500 per annum	Available
Unit - 2	377	35.02	£7,500 per annum	Available
<b>Total</b>	<b>603</b>	<b>56.02</b>		

## Planning

The property has planning consent for Class E Use Classes. Planning application reference is No: 22/04414/FUL

## Rating Assessment

The property would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes. We anticipate the units would qualify for small business rate relief.

## Rent

The premises are available to let on a new full repairing and insuring lease. Rent will be based on £20 per sq ft.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

Upon Enquiry

## Viewing

Viewing is by prior appointment only. Please contact our agents for further information

**Francois Neyerlin**

0114 281 2183

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