

SMC
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To Let



Corner ground floor retail unit and basement storage located on Abbeydale Road, Sheffield

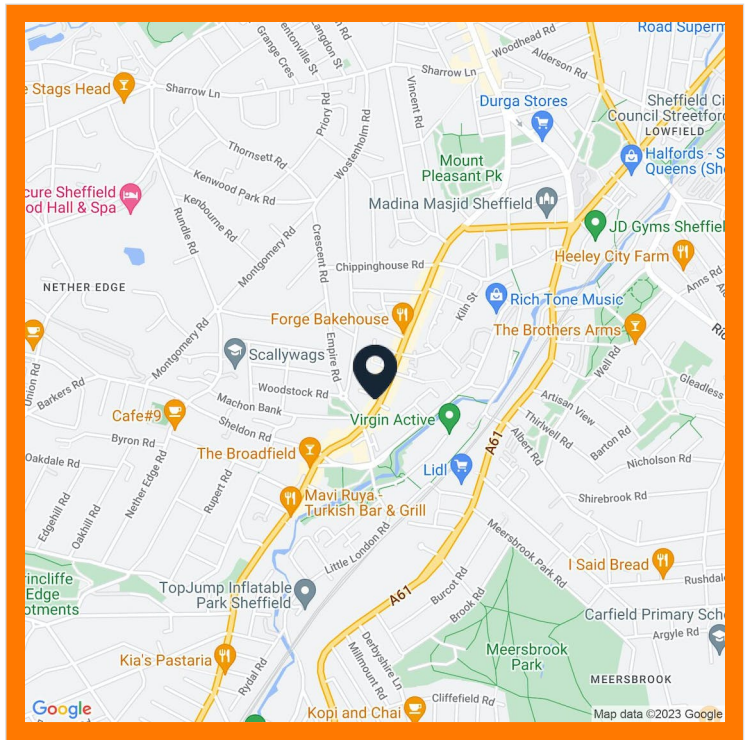
£10,950 per annum

388 Abbeydale Road, Sheffield, S7 1FP

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- Ground floor retail with basement storage
- Located on Abbeydale Road in Sheffield
- Suitable for a variety of retail uses (STP)
- Available on a new lease
- Small business rate relief should apply



Description

The available accommodation consists of a ground floor shop premises with basement storage. The ground floor shop is located on a corner and benefits from a front sales areas, and elevated rear sales area. Externally there is a front display area.

Location

The property is located on the corner of Abbeydale Road and Empire Road, approximately 2 miles south west of Sheffield city centre. Abbeydale Road is a busy main arterial route servicing Sheffield city centre. The surrounding area is a busy suburb with retailers, restaurants, and leisure occupiers serving the nearby residential areas of Abbeydale, Netheredge, and Meersbrook.

Notable occupiers within the area include Tesco, Virgin Active Gym (within Broadfield Court Office Park), Broadfield Public House, Two Thirds Beer Co., Barrowboy, and various other shops, bars, restaurants and cafes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front sales area	235	21.83
Ground - Rear sales area	305	28.34
Basement	291	27.03
Total	831	77.20

Planning

The premises are understood to have A1 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the Sheffield planning authority that their use is acceptable under these new changes.

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 388, Abbeydale Road, Sheffield, S7 1PF

Description: Shop and premises

Rateable Value: £6,500

Small business rate relief should apply for an ingoing occupier. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available on a new flexible lease.

Rent

£10,950 per annum. We are informed VAT is NOT payable on the rent.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease.

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

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