

SMC
Brownill
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To Let



Ground floor commercial premises located on
Banner Cross available to let

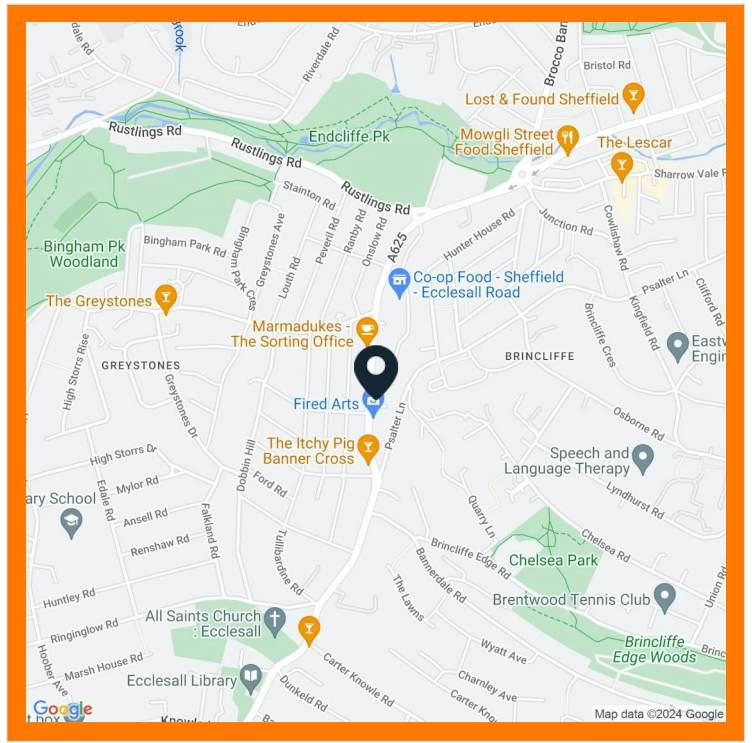
£10,950 per annum

945 Ecclesall Road, Sheffield, S11 8TL

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- Ground floor commercial premises
- Configured as reception and two treatment rooms, but could be suitable a wide variety of retail / service businesses
- Good location on Banner Cross, close to Sainsburys, Saxton Mee, The Banner Cross Public House
- Available on a new lease
- Small rates relief should apply for an incoming tenant



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	429	39.86
Ground - Kitchenette	43	3.99
Total	472	43.85

Description

The subject property comprises a ground floor mid terrace property which has most recently been occupied by a Chiropractor. The accommodation includes a main sales area which has been configured to provided two treatment rooms, reception / waiting area, kitchenette and rear WC facilities. The property would ideal for a similar medical / consulting use.

Location

The property is located on Ecclesall Road, within the Banner Cross area. The location is approximately 2.5 miles from Sheffield city centre.

Banner Cross is home to many national and local operators including Sainsbury's Local, The Dark Horse Bar, Saxton Mee, Esso Petrol Station, Mamadukes, and various others.

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 945, Ecclesall Road, Sheffield, S11 8TL
Description: Treatment rooms & premises
Rateable Value: £3,700

The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Planning

We are informed the property was most recently occupied as a Class E use. The property may be suitable for a variety of retail and service uses and we would encourage interested parties to verify that their intended uses are suitable with Sheffield planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent Deposit

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

Rent

£10,950 pa. Rent to be paid quarterly. We are informed VAT is NOT payable on the rent.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (103)

Viewing

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

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