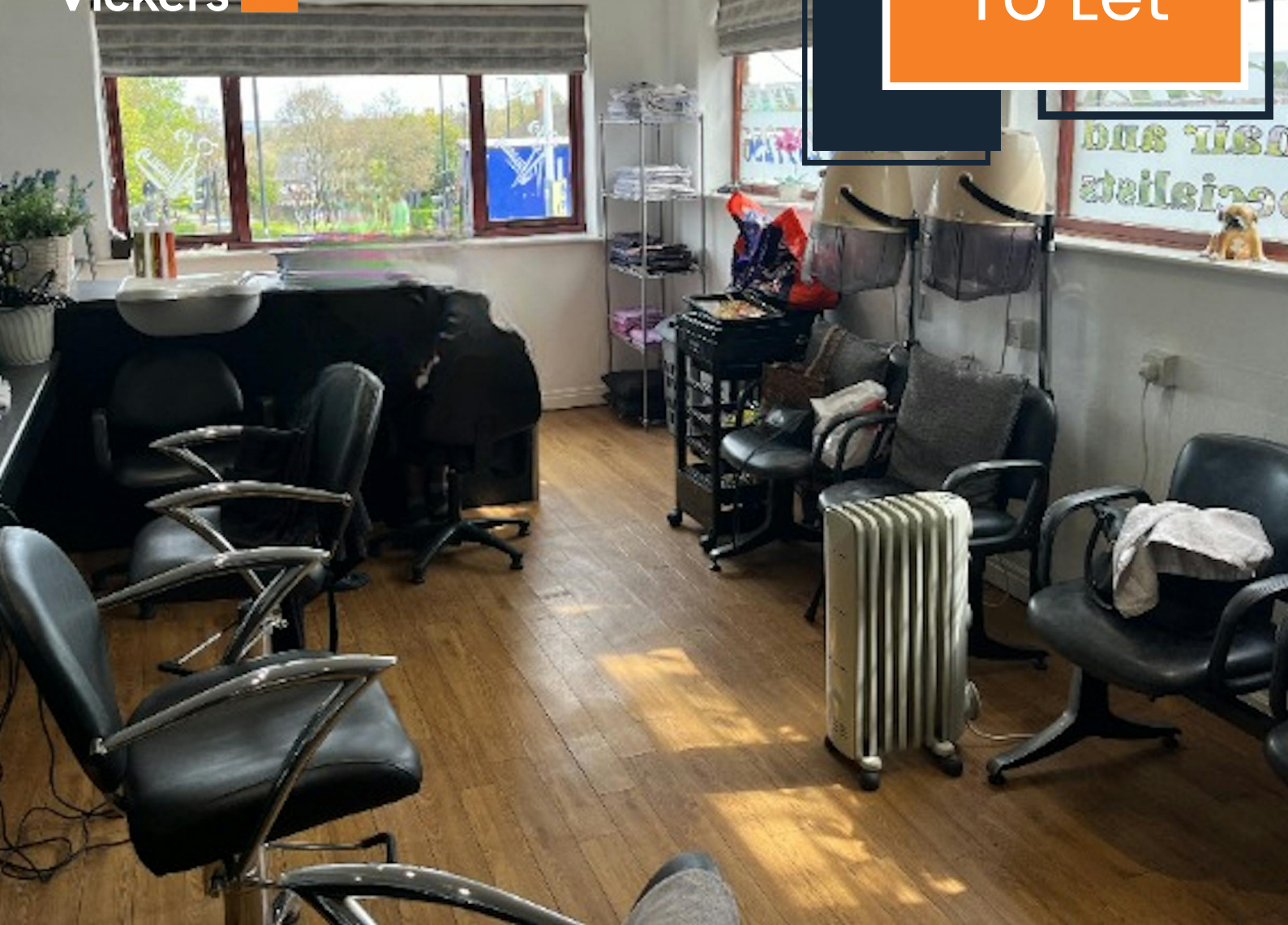




SMC  
Brownill  
Vickers



To Let



First Floor Retail / Office / Studio located on  
Ridgeway Road, Sheffield

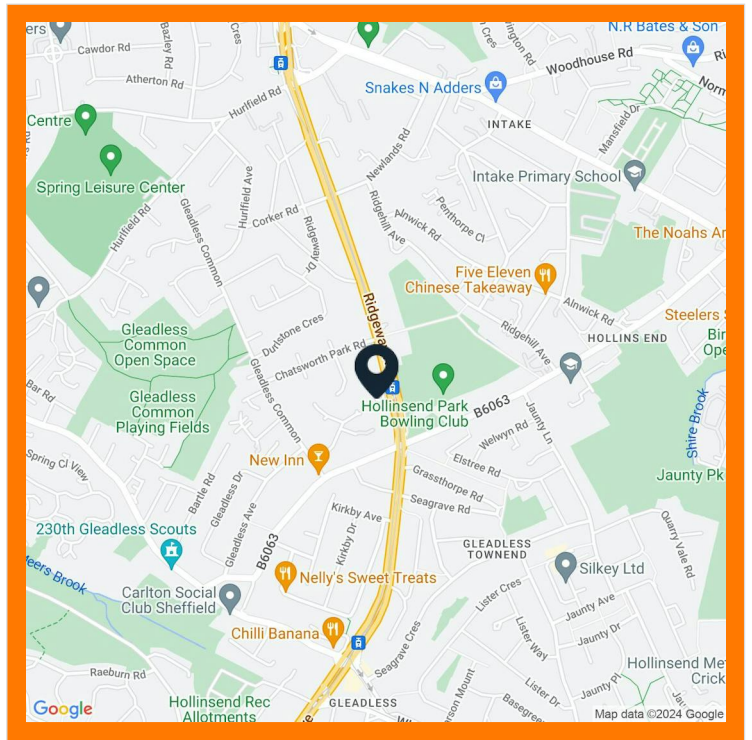
£400 per month

208 Ridgeway Road, Sheffield, S12 2TA

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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

- Former hair salon which could suitable for a variety of retail / office uses
- Located on Ridgeway Road
- Available on a flexible agreement
- With a parking space
- Small business rates relief should apply



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Sales Area	256	23.78
1st - Kitchenette	45	4.18
<b>Total</b>	<b>301</b>	<b>27.96</b>

## Description

The property comprises first floor accommodation with access from a front door to the ground floor from Ridgeway Road. Internally the accommodation includes a shared hallway and stairs to the available accommodation, which includes regular shaped sales area, and kitchenette / store area. There is a WC located to the ground floor.

## Location

The property is located on Ridgeway Road which is located in south Sheffield and a key route towards Sheffield Parkway as well Sheffield's southern suburbs, Dronfield and Chesterfield. The property is located within a parade of shops including a beauty shop, barbers, and a sandwich shop. Within the wider area area a number of mixed housing types located to Ridgeway Road and it's supporting side roads.

## Rating Assessment

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

Address: 208, Ridgeway Road, Sheffield, S12 2TA  
Description: Shop and premises  
Rateable Value: £4,700

The property may 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 hair salon, and therefore benefits from a Class E Use. The property may be suitable for a variety of retail, office 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

£400pcm. Rent to be paid monthly or quarterly. We are informed VAT is NOT payable on the rent.

## 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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