

SMC
Brownill
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To Let



Ground Floor Corner Showroom / Retail / Office
located on Abbeydale Road, Sheffield

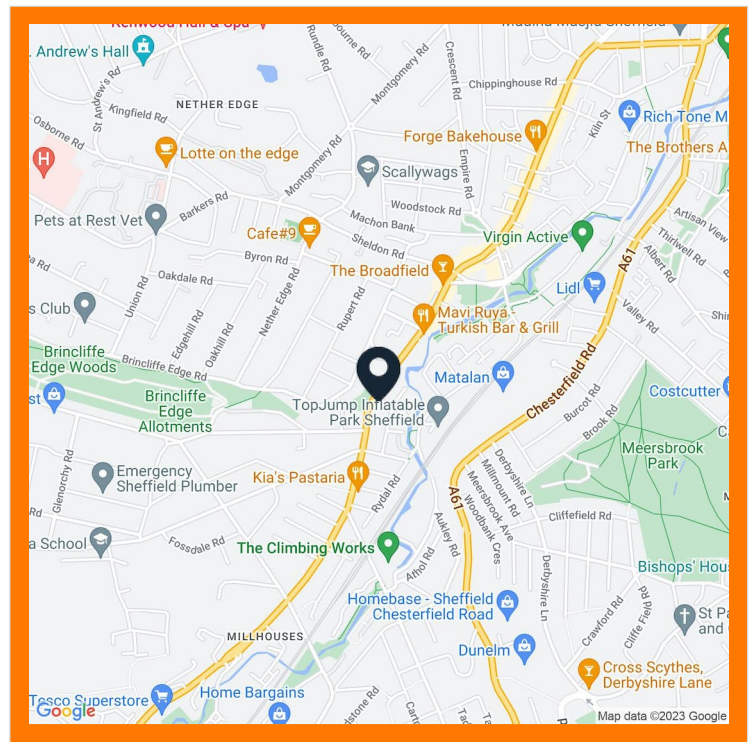
£13,500 per annum

673 Abbeydale Road, Sheffield, S7 2BE

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor retail / showroom / office suitable for a variety of potential uses
- Corner position on Abbeydale Road in south west Sheffield
- Highly specified showroom fit out
- New lease available
- Small business rate relief should apply for incoming tenant



Description

The property comprises ground floor retail / showroom accommodation (most recently used as kitchen retailer). The internal accommodation includes a front sales area, rear sales area, kitchenette and WC facilities. The accommodation is specified to a very high standard, including vinyl flooring, painted walls and ceilings, radiators, shop window frontage to the front and side, air conditioning, suspended lighting/spot lighting, and good natural light. There is also access to a front basement area.

Location

The property is located on the corner of Abbeydale Road and Arnsdale Road, in the south west of Sheffield. Abbeydale Road is a key commuter route and suburban area with a wide range of shops, cafes, bars, restaurants and niche retailers. The area has become an increasingly popular area with residential and commercial occupiers, home to a growing selection of local and independent traders.

The location is approximately 2 miles from Sheffield city centre. Nearby occupiers in the area include the Dough Truck, Abbeydale Pharmacy, Northtown kitchen, The Vintage Tearooms, Mavi Ruya, and many more.

Rating Assessment

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

Address: 673 Abbeydale Road, Sheffield, S7 2BE

Description: Shop and premises

Rateable Value: £4,200

An incoming tenant should qualify for Small Business Rate Relief. We would suggest interested parties make their own enquiries with the Local Authority for verification purposes.

Planning

The premises are understood to have a historic 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 Sheffield Planning Authority that their use is acceptable under these changes.

Lease Terms

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

Rent

£13,500 pa. VAT is not payable on the rent.

Rent Deposit

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

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

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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