



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E
157 Bradfield Road, Sheffield S6 2BY



Rent: £30,000 PA
Ground Floor Area
1,924 Sq ft / 179 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The property is situated on Bradfield Road with nearby retailers including Virgin Money, British Heart Foundation & a number of local businesses. Located directly opposite the newly opened Poundland and popular Hillsborough Exchange Shopping Centre.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor Area	1924	179

Rent:

£30,000 per annum exclusive.

Tenure:

Premises are available by way of new lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £24,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

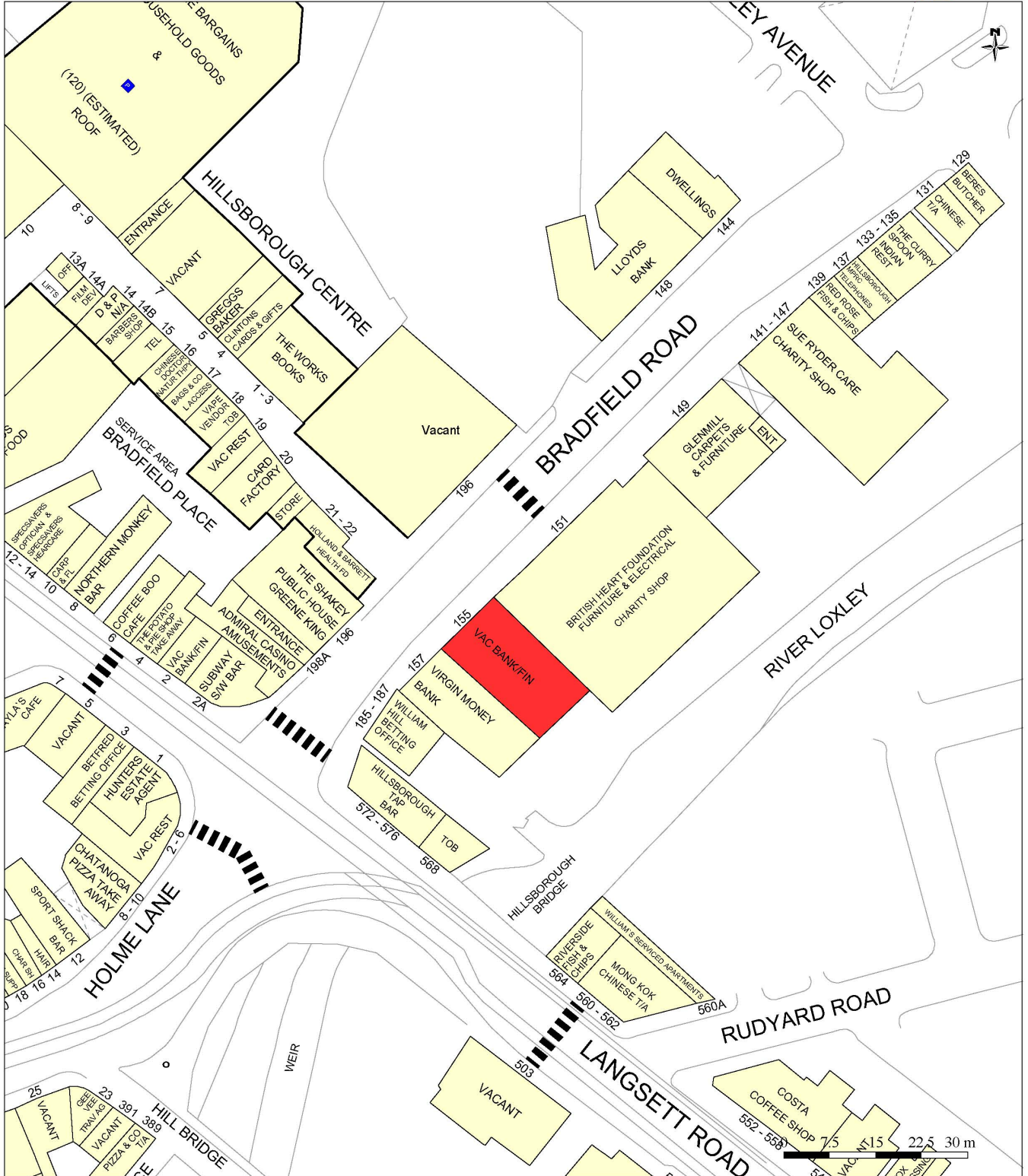
Date Prepared:

November 2023

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SHEFFIELD - HILLSBOROUGH



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