

0114 2449121

eddisons.com

RETAIL/OFFICE - TO LET

Eddisons



755 ATTERCLIFFE ROAD, ATTERCLIFFE, SHEFFIELD, SOUTH YORKSHIRE S9 3RF

Rent: £6,240 per annum exclusive

Size: 563 sq ft (52.3 sq m)

- Prominent location with excellent communication links.
- Ideal for a variety of uses.
- Available on a new lease.
- Rear courtyard and car parking.

LOCATION

755 Attercliffe Road is part of a well known landmark property on Attercliffe's high street, with part of the ground floor occupied by the long established Adam Law Solicitors. Part of the property benefits from a prominent frontage onto Attercliffe Road in the heart of the Don Valley, on the main arterial route connecting Sheffield City Centre with Meadowhall, the M1 and Rotherham.



DESCRIPTION

The available premises comprise of a retail unit with rear office, kitchen, WC and access. The accommodation provides open plan space, suitable for retail or office use and is secured by electric roller shutters.

SERVICES

Mains electricity and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

RENT

£6,240 per annum exclusive

VAT

We understand that VAT may be payable on the rental and/or any other payments detailed.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Retail Sales Area	30.6	329
Rear Office	18.5	199
Kitchen	3.2	35
WC	-	-
Total Area	52.3	563

SPECIFICATION

The retail unit is self-contained with the benefit of access to the communal courtyard to the rear of the property, where we understand one car park space may be available.

The specification of the office includes:-

- Electric heating
- WC
- Kitchen
- Carpeted throughout
- Electric roller shutters



LEASE TERMS

The offices are available to let on a new internal repairing (IR) lease on terms to be agreed.

TENURE

Leasehold

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of:-

Shop and Premises - £5,200 Rateable Value

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has an Energy Performance Certificate rating of D(92). A copy of the Energy Performance Certificate is available from the agents.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: PDO/162432

For more information, visit eddisons.com

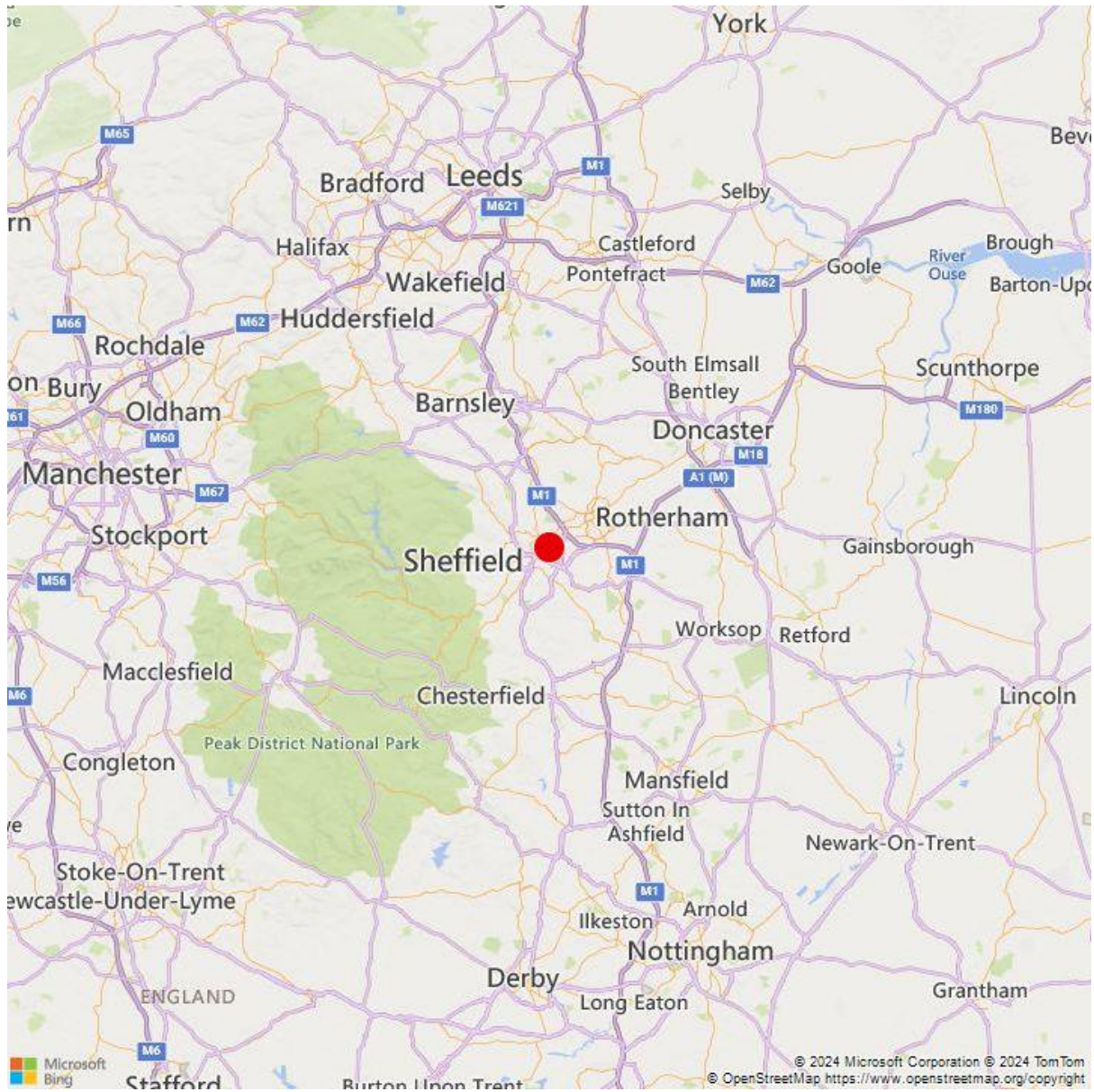
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves



For more information, visit [eddisons.com](https://www.eddisons.com)
T: 0114 2449121

Eddisons

Incorporating Fernie Greaves

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.