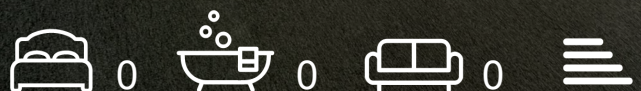
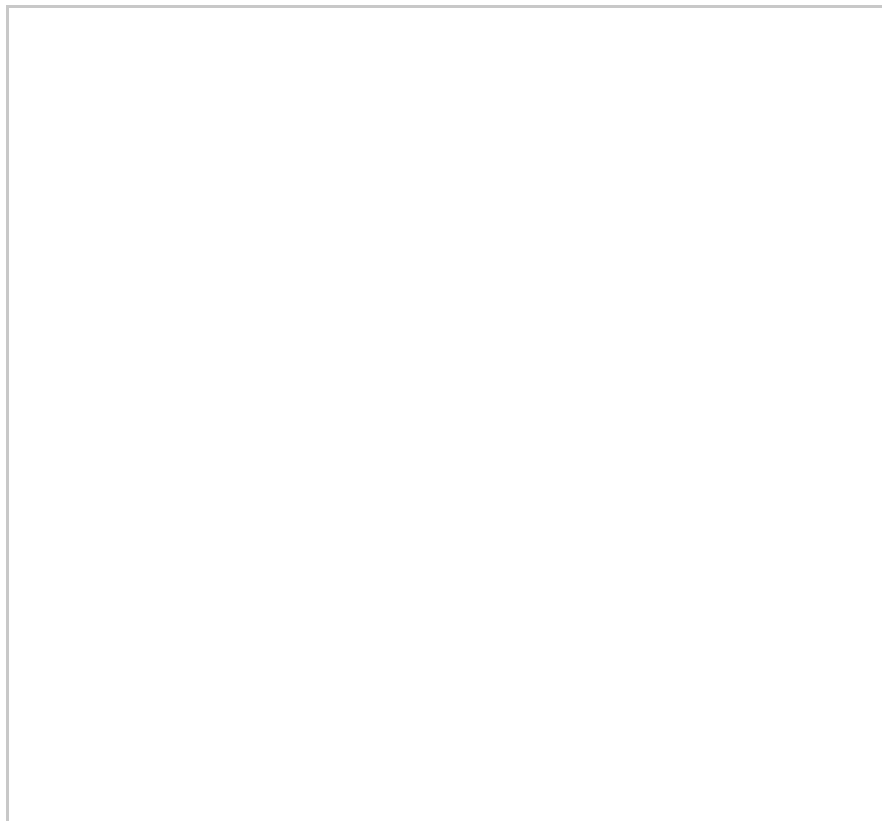




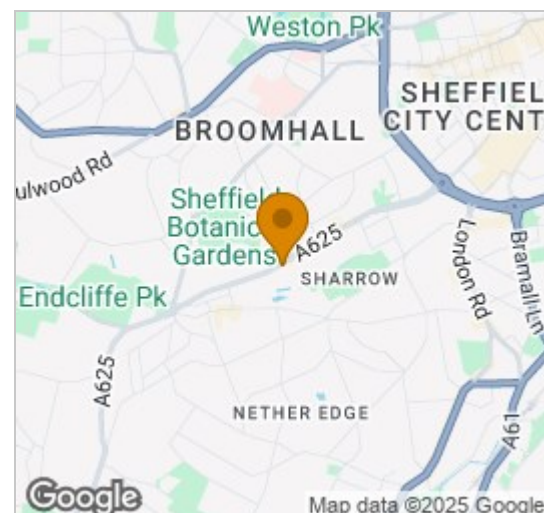
417 Ecclesall Road
, Sheffield, S11 8PG
£1,500 Per month



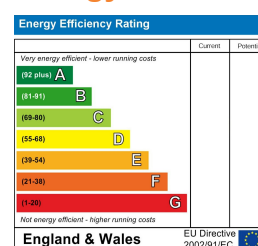
Floor Plan



Area Map



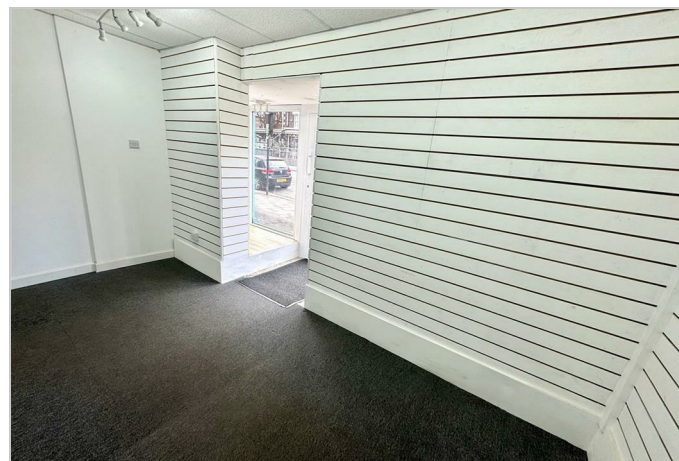
Energy Efficiency Graph



Viewing

Please contact our JC Sales and Lettings Office on 0114 4830038 if you wish to arrange a viewing appointment for this property or require further information.

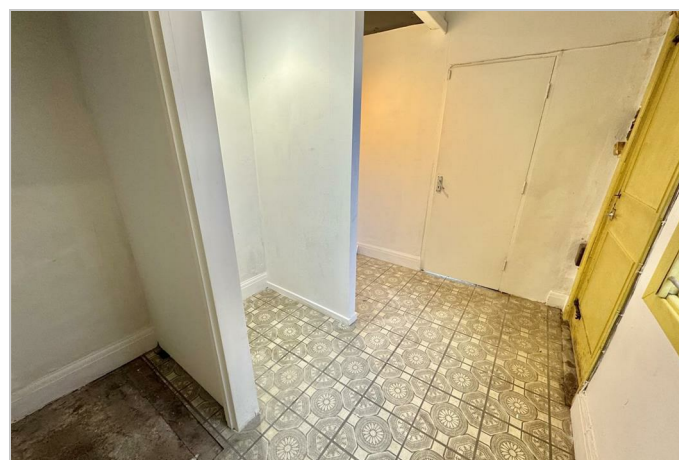
- Ground floor retail unit in a Prime Ecclesall Road location
- Potential for a variety of uses, subject to planning permission
- Available to let on a new lease
- Rent: £18,000 per annum (£1,500pcm)
- A rent deposit maybe required as a bond over the term of the lease
- Available for immediate occupation
- 517 sq ft internal area
- Cellar
- Early viewing highly recommended



GROUND FLOOR retail unit located in a PRIME ECCLESALL ROAD position.

Available to let on a new commercial lease and available for immediate occupation. Recently refurbished with new central heating, cellar and available for a variety of uses, subject to planning permission.

An early viewing is highly recommended to avoid disappointment!



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

33 Townhead Road, Dore, Sheffield, South Yorkshire, S17 3GD Tel: 0114 483 0038

Email: hello@jc-lettings.com www.jc-lettings.com

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