

To Let – Retail Unit

224 Holme Lane, Malin Bridge, Sheffield S6 4JZ



Comprehensive internal refurbishment recently completed

- Prominent position on Holme Lane benefitting from high traffic flows to Rivelin, Loxley, Stannington & Wisewood
- Glazed display frontage.
- On street parking immediately to the front
- Suitable for a range of uses including retail, office, clinic, and café (subject to any necessary consents).

LOCATION

The property occupies a very prominent position fronting onto Holme Lane (A6101) close to its junctions with Rivelin Valley Road, Stannington Road and Loxley Road.

It benefits from a sizeable population within walking distance, together with the start of the Rivelin Valley Trail on Malin Bridge.

Malin Bridge Supertram Park and ride is within 150 metres.

DESCRIPTION

Comprising of a mid terrace retail unit which has recently undergone a comprehensive internal refurbishment providing attractive accommodation that is ready to move into and suitable for a range of uses.

The ground floor comprises of two areas, the front area having a glazed frontage. At first floor there is a room to the front overlooking Holme Lane suitable as an office or for storage, with a further storage area to the rear, together with a kitchenette and WC, both of which are newly fitted.

FLOOR AREAS

The accommodation comprises the following net internal floor areas:

Accommodation	SqM	SqFt
Front Area - Ground	12.04	130
Rear Area - Ground	12.80	138
Front Area - 1st	12.05	130
Store – 1st	5.15	55
	42.03	452

EPC

We understand that the property has an EPC Rating of E. A full copy available on request

RATEABLE VALUE

The property has a rateable value of £2,475.

QUOTING RENT

£6,500 per annum.

TENURE

Available to let for a term to be agreed.

ANTI MONEY LAUNDERING

Interested parties will be required to comply with anti money laundering legislation.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VAT

Please note all figures are quoted exclusive of VAT where applicable.

VIEWING

For further information, or to arrange a viewing, please contact:

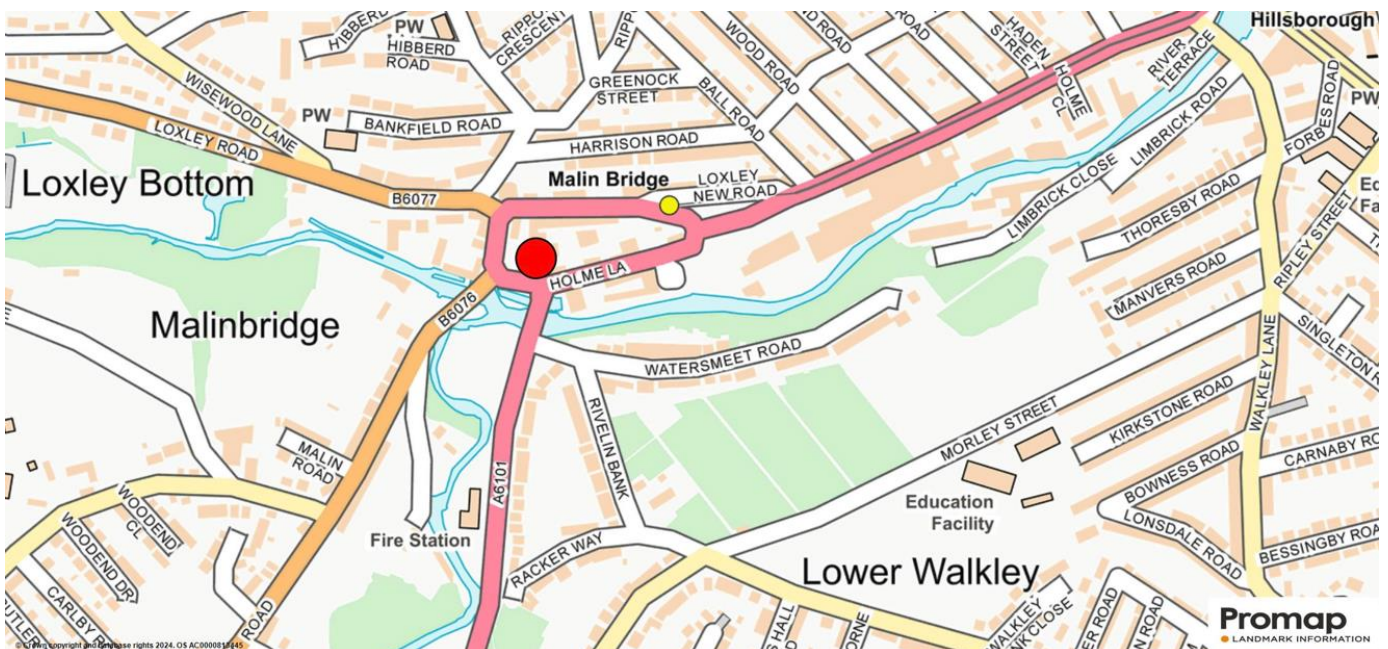
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