

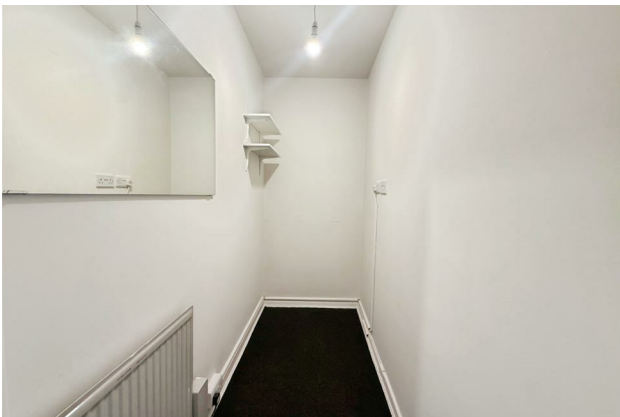
HUNTERS[®]

HERE TO GET *you* THERE

8 Church Street, Ecclesfield, Sheffield, S35 9WE

£600 Per Month

Property Images



HUNTERS[®]

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Property Images

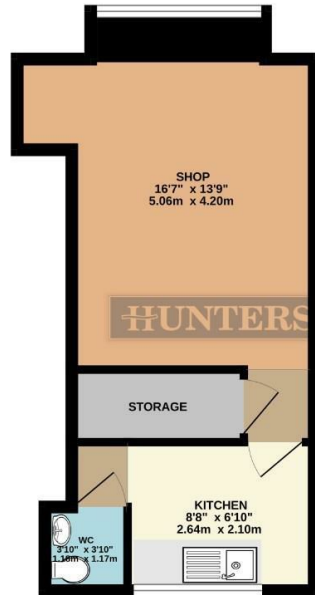


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Floorplan

GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

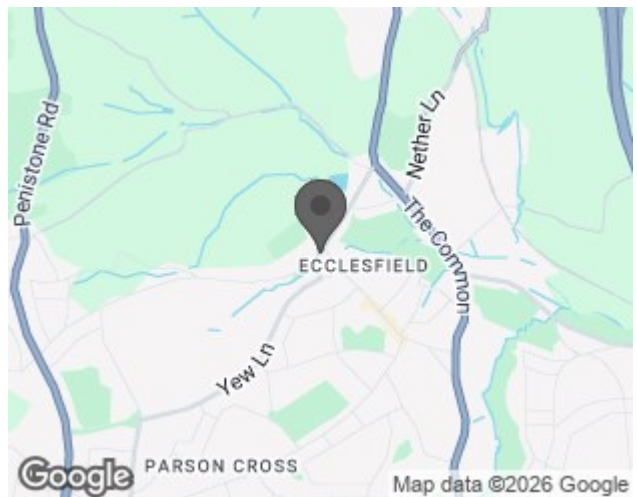


TOTAL FLOOR AREA: 295 sq.ft. (27.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans with Metrepro CC008

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



LOCATION

The premises occupy a prominent position in the heart of Ecclesfield village, benefiting from excellent visibility in a well-established and thriving local parade. Neighbouring occupiers include a bridal shop, beauticians, barbers and a variety of food outlets, creating a strong mix of footfall-generating businesses. The location is well served by several bus routes and benefits from generous free on-street parking — making it easily accessible for both customers and staff.

DESCRIPTION

This versatile retail unit offers a bright and well-presented main shop/office area, featuring spotlights, CCTV, a burglar alarm and a large bay window — ideal for eye-catching displays. A stud-walled store area is currently in place, though this can readily be reconfigured to suit an incoming occupier's requirements.

To the rear, there is a practical kitchen with sink and space for a tall fridge/freezer, along with ample power points for additional appliances. A separate WC completes the accommodation, comprising a low-flush WC, white hand basin and electric instaflow hand wash unit.

ACCOMMODATION (Approx net internal areas)

295sq ft

RATES

Current rateable value (1 April 2026 to present): £5,000

Subject to eligibility, 100% Small Business Rates Relief may apply, resulting in a nil rates liability. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

A full Energy Performance Certificate will be provided upon request.

RENT

£7200 per annum (£600 per month)

LEASE

The premises are available to let on a new flexible lease with regular break options if required.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the grant of the new lease.

Features

- FLEXIBLE LEASES AVAILABLE - PLEASE ENQUIRE
- GROUND FLOOR SHOP/OFFICE
- 295 SQ FT
- FLEXIBLE LAYOUT
- EASILY RECONFIGURED IF DESIRED
- KITCHEN FACILITIES
- TOILET FACILITIES
- HIGH ST LOCATION
- MINUTES AWAY FROM THE M1
- EPC RATING D