

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

133 Upperthorpe Road, Sheffield S6 3EB



- Ground Floor Retail Unit
- Part of a Popular Retail Parade in Upperthorpe
- Suitable for a Variety of Uses (Subject to Planning)
- Available to Let on a New Lease
- 386 sq ft (35.89 sq m) Plus a 210 sq ft Basement

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LOCATION

The property is located on the south west side of Upperthorpe Road, in the heart of the Upperthorpe suburb of Sheffield.

The unit sits in a very popular local retail parade which has an eclectic mix of occupiers including a newsagent, takeaway, salon, café and The Post Office.

Upperthorpe Road is extremely busy and receives a large amount of footfall and passing traffic.

Sheffield city centre is located one mile to the south east and there is easy access to Penistone Road (A61) and the Sheffield Ring Road.

DESCRIPTION

The property comprises of a ground floor shop which has recently been redecorated and LED lights fitted. The unit is arranged as a main sales area to the front with ancillary space and a kitchen / WC to the rear.

The shop front benefits from a roller shutter and the almost full height windows offer excellent visibility.

There is also a dry basement.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	386 sq ft	35.89 sq m
Basement	210 sq ft	19.55 sq m
Total	596 sq ft	55.44 sq m



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£5,750 per annum exclusive.

VAT

If applicable, VAT will be paid at the prevailing rate.

RATING

The unit is rated as Shop and Premises with a 2017 Rateable Value of £2,100.

USE

Historically, the unit has had A1 use however this now falls under category 'E' under the new legislation, applicable as of 1st September 2020.

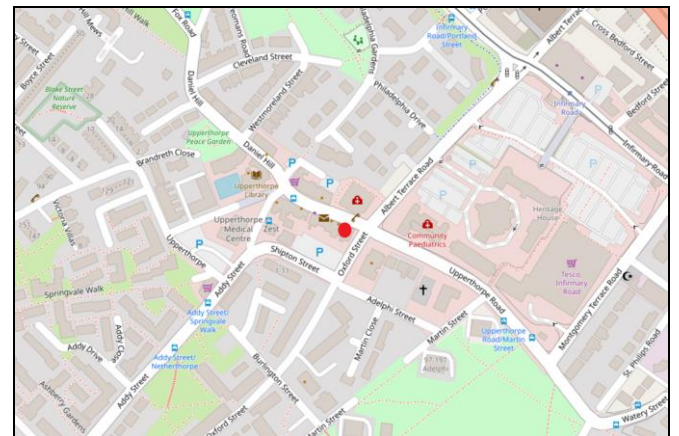
Other uses such will be considered, subject to the necessary planning permissions being obtained.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating 'C'. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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07738 335 482

SUBJECT TO CONTRACT AND AVAILABILITY
March 2021