

Property Consultants

 **Crosthwaite**  
**COMMERCIAL**

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

# To Let

**Studio 1b, Lound Side, Chapeltown, Sheffield S35 2UQ**



- Preliminary Details
- First Floor Premises To Let
- Suitable for a Variety of Uses – Offices, Salon, Studio, etc
- Prominent Position on Popular Parade
- 386 sq ft
- Substantial Rear Car Parking Available

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## LOCATION

The premises are prominently located in the busy suburb of Chapeltown, close to the roundabout at the junction of Burncross Road and Lound Side, some 7 miles to the north of Sheffield City Centre. This is a well-established shopping parade with a variety of retailers including Premier convenience store, Costa Coffee, Pizza Hut, John Crawshaw butchers, Hays Travel and Winkworth estate agents. There are several bus routes serving the area with a stop directly outside the parade and to the rear is a substantial customer car park.

## DESCRIPTION

At first floor level above the shops are a number of office type suites which have their own entrances from the front of the parade.

Shared WC facilities are available and the space is available to let on an all-inclusive basis.

There is car parking available to the rear and the opportunity to have prominent signage on the main road frontage.

## ACCOMMODATION (Approx net internal areas)

<b>Total Area</b>	<b>386 sq ft</b>	<b>35.9 sq m</b>
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## RATES

The 2017 rating assessment is: -

Offices & Premises R.V. £3,950

Subject to status, 100% small business rates relief may apply resulting in a nil charge.



Archive Photo

## EPC

The premises have a rating of 91 (Band D). A full Energy Performance Certificate will be provided upon request.

## RENT

The rent is **£5,200 per annum** (£100 per week).

## VAT

VAT will not be payable.

## LEASE

The premises are available to let on a new flexible lease with regular break options if required. The rent will be inclusive of service charges and insurance for the estate.

## PLANNING

This suite has previously been used as offices and a dance studio, however other uses are considered appropriate, subject to planning, including

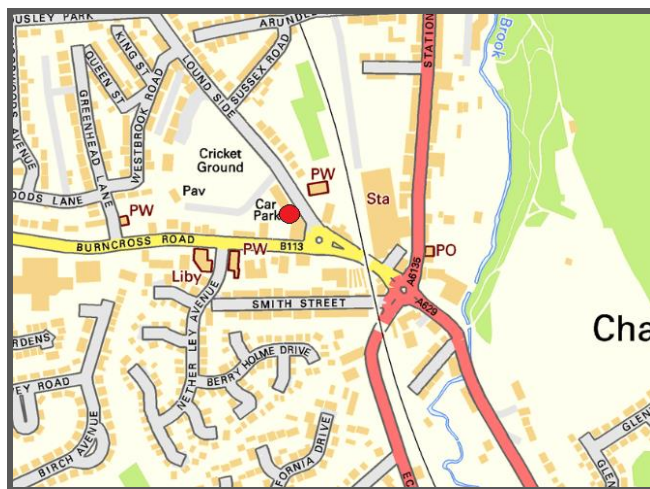
Offices	Beauty Salon	Training
Hairdressers	Agency	Studio

## LEGAL COSTS

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

## VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from Mark Holmes at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)



## SUBJECT TO CONTRACT & AVAILABILITY

January 2020