

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

**135-137 Northern Avenue, Arbourthorne, Sheffield
S2 2EJ**



- **Large Suburban Shop in Busy Location in District Centre**
- **1,152 sq ft Sales approx plus Store**
- **Suitable for a Variety of Uses**
- **Incentives Available**
- **Ample on Street Car Parking Nearby**

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LOCATION

The shop is located in the heart of Arbourthorne. The building is close to a wide variety of local shops including The Co-Op, Betfred and the PDSA Charity shop amongst others.

DESCRIPTION

The premises comprise a large two storey corner retail unit with a generous sales area that has been extended, along with a rear store, kitchen and WC at the rear. There is also a first floor which historically has been used as living accommodation.

There is rear access and a yard for loading. The property also benefits from security shutters on the window and door.

There is ample car parking in the vicinity.

ACCOMMODATION (Approx net internal areas)

Ground Floor		
Retail Area	1,152 sq ft	107.1 sq m
Store	395 sq ft	36.7 sq m
First Floor		
Storage	760 sq ft	70.6 sq m
Total	2,307 sq ft	214.4 sq m

RATES

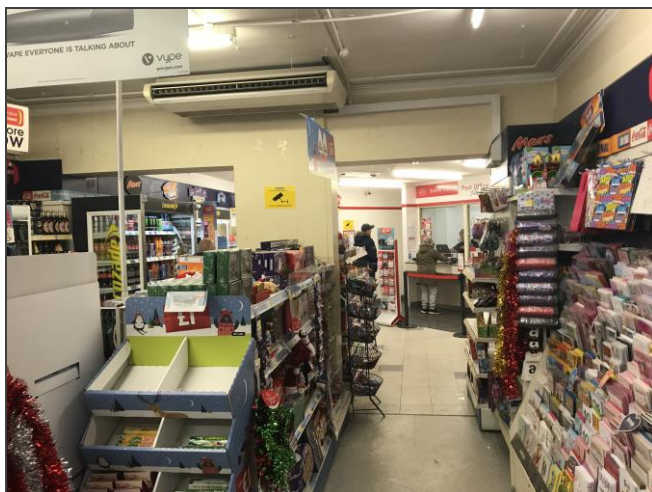
The 2017 rating assessment is: -

Shop & Premises R.V. £12,000

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

PLANNING

The premises currently benefit from an A1 retail planning consent, however alternative uses may be considered, subject to obtaining the necessary consents.



LEASE ASSIGNMENT

An assignment of the current lease is available. This expires on 30th October 2022 at a current passing rent of £19,201 pa. Incentives are available to assist incoming tenants.

Alternatively, a new, longer lease may be available. Further details on request.

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VAT

VAT is payable on the rent.

EPC

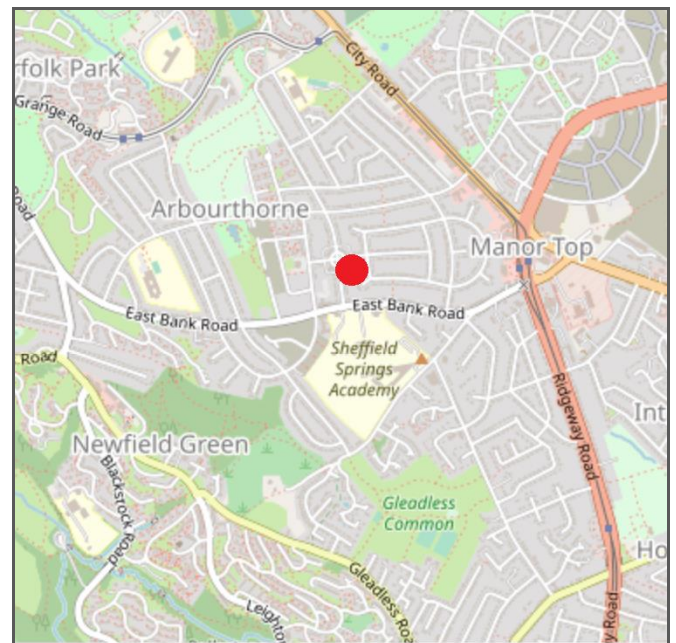
A full Energy Performance Certificate will be provided on request.

LEGAL COSTS

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

VIEWING ARRANGEMENTS

For further details or to arrange a viewing, please contact the sole agent, Crosthwaite Commercial – Mark Holmes on 0114 272 3888 or email mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY
February 2019



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