

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

285 Ecclesall Road, Sheffield S11 8NX



- **Ground Floor Suburban Shop**
- **Excellent Location opposite M & S Simply Food**
- **701 sq ft approx plus Rear Store & Cellar**
- **To Let on a New Lease**

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road, Sheffield's premier suburban district centre, directly opposite Marks & Spencer Simply Food outlet. Other multiple and local traders nearby include Café Nero, White Stuff, Subway and Papa Johns Pizza.

Nearby is Sheffield Hallam University's Collegiate Crescent Campus which creates a substantial pedestrian flow.

DESCRIPTION

The shop provides a ground floor shop area with a staff room and WC to the rear, together with a small cellar. There is a side passage for servicing and a large external store.

ACCOMMODATION (Approx net internal areas)

Internal width	14 ft 3 in	(4.34 m)
Shop depth	50 ft 9 in	(15.47 m)
Sales Area	646 sq ft	(60.0 sq m)
Kitchen	55 sq ft	(5.1 sq m)
Total	701 sq ft	(65.1 sq m)
Cellar	403 sq ft	(37.4 sq m)
External Store	260 sq ft	(24.1 sq m)



RATING

According to the Rating List on the Internet, the property is currently assessed as follows: -

Shop and Premises Rateable Value £16,500

ENERGY PERFORMANCE CERTIFICATE

The entire block has a rating of 102 (Band E). A full EPC will be provided on request.

LEASE

The premises are available on a new 10 year lease, subject to an upward only rent review at the end of the 5th year of the term.

RENT

£17,500 per annum exclusive plus VAT.

OCCUPATION

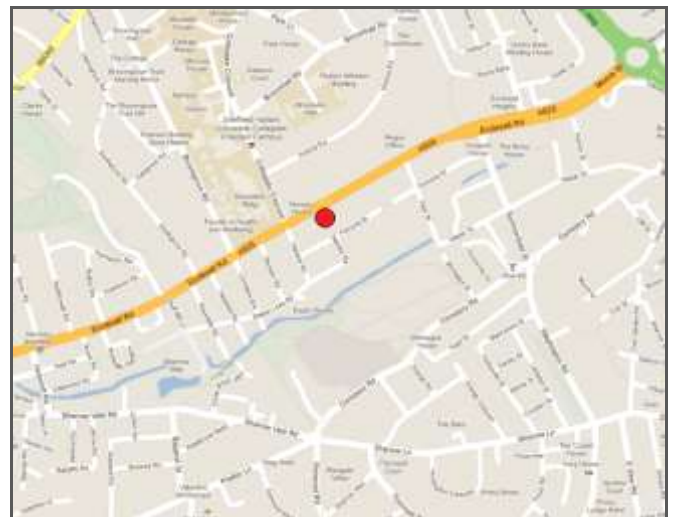
The premises will be available for occupation in late summer 2019.

LEGAL COSTS

The ingoing tenant is to be responsible for the payment of the landlord's 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



SUBJECT TO CONTRACT AND AVAILABILITY

June 2019