

TO LET.



Prime Retail Unit – Available from Mid-February 2021.

918 Ecclesall Road, Sheffield, S11 8TR

Key Points.

- Profile position on to Ecclesall Road, South West Sheffield
- Part of established Banner Cross Retail area
- 508 sq ft (47.17 sq m)
- To let on a new lease at £13,500 per annum exclusive
- A1 Retail consent
- Newly refurbished, including new electrics

Location.

The property occupies a prime position on Ecclesall Road in the established Banner Cross retail area. The property can be approached from the city centre, taking Ecclesall Road – the A625 to Hunters Bar Roundabout, continuing away from the city to the affluent South Westerly suburbs, into the Banner Cross District Retail Area.

The property is then situated on the right hand side, just after the junction with Huntingtower Road. Nearby occupiers including David Inman Opticians, Blundells, Saxton Mee and Sainsburys to name but a few.

Description.

The property briefly comprises a self contained ground floor unit with a three storey mid-terrace building. The ground floor has been completely refurbished to provide a bright, open plan retail unit, behind an attractive modern façade. The unit benefits from new electrics, timber floors, whitewash walls and fluorescent lighting. A trap door gives access to some dry cellarage.

Through to the rear of the retail area is an offshoot, providing utility space area and separate WC with wash hand basin.

Accommodation.

The property briefly comprises a retail unit of 508 sq ft (47.14 sq m). Internal depth of the unit is approximately 10.4m and width of 3.846m.

Description	Sq M	Sq Ft
Retail Area	40.02	431
Off Shot	7.15	77
Total	47.17	508

Terms.

The property is available to let on a new lease on terms to be negotiated, at a quoting price of £13,500 per annum exclusive.

Rating.

The property has a Rateable Value of £11,250.

Insurance.

The Landlord insures the building as a whole and charges back a fair proportion of the premium, currently approximately £500 per annum for the retail unit.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

EPC.

B42.

Legal Costs.

Each party to bear their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

PETER WHITELEY

+44 114 272 9750

+44 7979 530 416

peter.whiteley@knightfrank.com

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[Particulars dated 7 September 2020. Photographs dated 3 September 2020.

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