

Property Consultants



Crosthwaite  
COMMERCIAL

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

# To Let

401 Ecclesall Road, Sheffield S11 8PG



- Ground Floor Prime Suburban Shop
- Excellent Location adjacent to Starbucks
- 960 sq ft approx Sales Area plus Rear Store
- 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, adjacent to Sinclairs. Multiples in the immediate vicinity include Starbucks, Fat Face and Red True BBQ.

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

## DESCRIPTION

The shop provides a ground floor retail unit with a storage room to the side, serviced via the adjacent side street, Harefield Road. The shop has been fitted out to a high standard with a security shutter and provides clear ground floor space with a WC to the rear.

## ACCOMMODATION (Approx net internal areas)

Internal width	13 ft 8 in	(4.2 m)
Shop depth	68 ft 0 in	(20.7 m)
Sales Area	960 sq ft	(89.2 sq m)
Store	130 sq ft	(12.1 sq m)
<b>Total</b>	<b>1,090 sq ft</b>	<b>(101.3 sq m)</b>



## RATING

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

Shop and Premises Rateable Value £22,500

For 2019/20 the current multiplier is 49.1p,

## LEASE

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

## RENT

**£23,500 per annum exclusive plus VAT.**

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 75 (Band C).

## 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 AND AVAILABILITY**

Revised September 2019