

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

403 Ecclesall Road, Sheffield S11 8PG



- Shop Unit in Busy Suburban Parade
- Prime Location close to Starbucks & Sinclairs
- 780 sq ft Ground Floor
- Available for Immediate Occupation
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The premises are situated in a prime position fronting Ecclesall Road, Sheffield's premier suburban district centre, close to Starbucks and Sinclairs. Other multiples in the immediate vicinity include Fat Face and Red's True Barbecue.

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

There is ample on street parking in the area and free/pay parking during the hours of 9.30am to 4pm on Ecclesall Road directly in front of the shop.

DESCRIPTION

The shop provides a ground floor retail unit. The front area provides clear open sales space and there is a small store room/kitchen and WC to the rear. Servicing is via the adjacent side street, Rosedale Road.

ACCOMMODATION (Approx net internal area)

Internal Width	14 ft 0 in	4.3 m
Shop Depth	54 ft 2 in	16.5 m
Ground Floor	780 sq ft	72.5 sq m

In addition, there is a small cellar.

RATING

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

Shop and Premises Rateable Value £22,250

For 2019/20 the current multiplier is 49.1p and the rates payable should therefore be around £10,925, however this should reduce to £7,283 after applying a 33% reduction, as the premises should come within the business rates Retail Discount scheme announced in the 2018 Budget.



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

£22,000 per annum exclusive.

VAT

The rent will be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

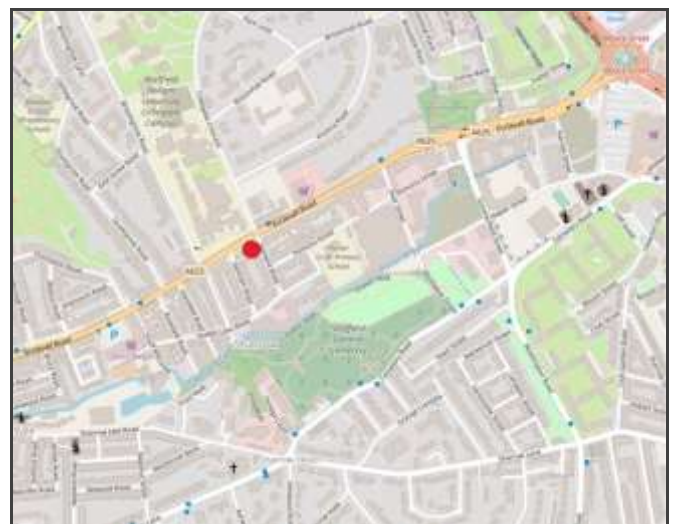
A full EPC will be provided on request.

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT & AVAILABILITY
Revised September 2019