

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

68-70 Barber Road, Sheffield S10 1EE



- Suburban Retail Unit
- Located close to Walkley & Crookes
- 1,694 sq ft Sales Area plus 1,495 sq ft Ancillary Space
- To Let by Assignment

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LOCATION

The property occupies a prominent position on the fringe of the suburbs of Walkley and Crookes. Barber Road is approximately 2 miles west of Sheffield city centre in an area popular with students. Nearby retail comprises mainly local independent traders with Sainsbury's Local and Ozmen Local.

DESCRIPTION

The premises are arranged on ground and first floors with retail/ancillary on the ground floor, an office on the half landing and storage at first floor level.

Included in the frontage is a cash machine, however this will be removed and the shop front re-instated prior to completion.

Loading is available to the rear via a side passage.

ACCOMMODATION (Approx net internal areas)

Ground	Sales	1,694 sq ft	157.4 sq m
	Ancillary	438 sq ft	40.7 sq m
First	Staff/Storage	1,057 sq ft	98.2 sq m
Total		3,189 sq ft	296.3 sq m

RATING

The Internet Rating assessment is: -

Retail & Premises RV £15,750

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 86 (Band D).



LEASE

An assignment of the current lease is available. The premises are let from 30th October 2017 on FRI terms. The current passing rent is £20,603 pa with fixed increases to £22,747 pa in April 2024 and £25,115 pa in April 2029.

VAT

VAT is NOT payable on the rent.

LEGAL COSTS

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

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

August 2019