

Property Consultants



To Let

Dyson Place, Sharrow Vale, Sheffield S11 8XX



- **Exciting New Retail / Leisure Scheme**
- **Adjacent to Sharrow Vale Road**
- **Units Available up to 3,460 sq ft**
- **Planning for Café, Retail and Craft Workshops**
- **Units Available Autumn 2018 To Let on New Leases**

www.crosthwaitecommercial.com

LOCATION

Dyson Place is a new courtyard scheme approached from Sharrow Vale Road with an access between J.H. Mann Fishmongers and The Mediterranean Restaurant. Sharrow Vale is a sought-after south Sheffield suburb with a mixed community and Sharrow Vale Road is a vibrant and popular retail/leisure destination due to its variety of independent shops and eateries and its proximity to Ecclesall Road.

DESCRIPTION

Dyson Place comprises 4 commercial elements, in addition to 14 apartments for rent. These are: -

The Mission Hall - A former church mission hall refurbished to provide an A3 restaurant/café unit on 2 floors with external seating.

Retail Units - 4 ground floor shop units to the rear of the courtyard.

8/9 Dyson Place - An extended and refurbished former workshop providing a ground floor commercial unit.

Artisans Yard - 3 new single storey craft workshops around a small yard.

ACCOMMODATION

(All gross areas being approximate)

The Mission Hall		
Café/Restaurant		
Ground Floor	1,725 sq ft	160.2 sq m
First Floor	1,735 sq ft	161.2 sq m
Total	3,460 sq ft	321.5 sq m
Retail Units		
Unit 1	829 sq ft	77.0 sq m
Unit 2	849 sq ft	78.9 sq m
Unit 3	853 sq ft	79.3 sq m
Unit 4	859 sq ft	79.8 sq m
8/9 Dyson Place		
Commercial Unit	958 sq ft	89.0 sq m
Artisans Yard		
Unit 1	235 sq ft	21.8 sq m
Unit 2	254 sq ft	23.6 sq m
Unit 3	238 sq ft	22.1 sq m

N.B. All areas subject to verification on site.

FIT-OUT

The landlord will be responsible for the installation of a shop front in each of the retail units together with a W.C. and the provision of services. The units otherwise will be let in shell condition ready for ingoing tenants fit-out.

PLANNING

The premises will have the benefit of a variety of planning uses, including A1(retail), A3(restaurant/café), A4(bar), B1(offices) and D2(nursery/creche). Details on request.

LEASE

The premises are available on new leases on terms to be agreed. There will be a service charge provision to cover maintenance of the scheme and VAT may be payable on the rent and service charge.

RENTS

Mission Hall	£50,000 pa
Shop Units	£15,000 pa
8/9 Dyson Place	£17,500 pa
Artisan Units	£7,500 pa

RATING

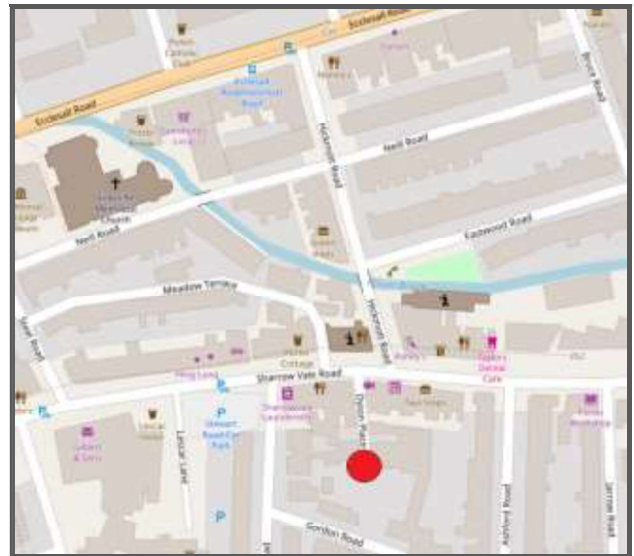
The premises will be assessed for rates following completion of the building and fitting-out works.

ENERGY PERFORMANCE CERTIFICATE

EPC's will be provided on completion.

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 the sole agents, Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

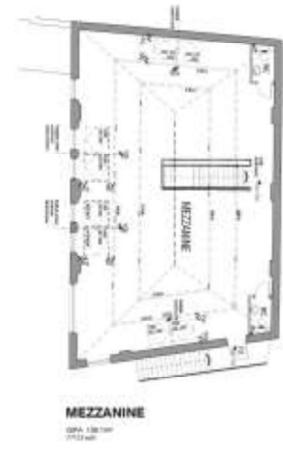
SUBJECT TO CONTRACT AND AVAILABILITY
August 2018



SHOP UNITS



GROUND FLOOR

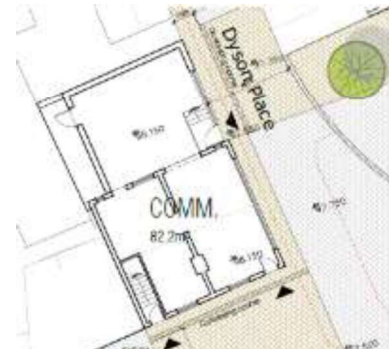


MEZZANINE

MISSION HALL



ARTISAN UNITS



8/9 DYSON PLACE