

Property Consultants

 **Crosthwaite**
COMMERCIAL

T 0114 272 3888
Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

206 London Road, Sheffield S2 4LW



- Ground Floor Takeaway Unit
- Prominent Position Fronting London Road
- A5 Hot Food Takeaway Planning Consent
- 526 sq ft (48.8 sq m)
- Immediately Available
- To Let on a New Lease

www.crosthwaitecommercial.com

LOCATION

The property is located on the west side of London Road, opposite its junction with Alderson Road.

London Road is a very busy street which is mostly populated with an eclectic mix of takeaways, restaurants, and retailers.

Sheffield City centre is located half a mile to the north and there is easy access to the Sheffield ring road.

DESCRIPTION

The property provides an open plan ground floor unit with a WC to the rear. The unit is currently in shell condition, ready for a tenants fit out.

Externally there is a shared gateway leading the back door, where there is a binstore.

ACCOMMODATION (Approx net internal areas)

Total	526 sq ft	48.8 sq m
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RATING

According to the Rating List on the Internet, the premises are assessed as follows: -

Shop & Premises	R.V. £9,200
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Subject to status, 100% business rates relief could be available resulting in a nil charge.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 93 (Band D).

A full Energy Performance Certificate will be provided on request.

RENT

Rental offers in the region of **£14,000 per annum exclusive** are invited.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

PLANNING

The premises have the benefit of a planning consent for former A5 use suis generis (Hot Food Takeaway).

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, and any further information, can be obtained from the sole agents detailed below:

Mark Holmes – Crosthwaite Commercial

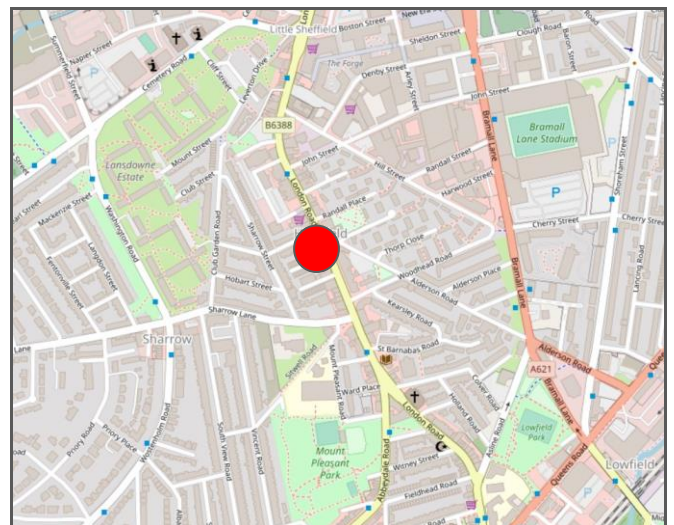
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SUBJECT TO CONTRACT AND AVAILABILITY

March 2023