

SMC
Brownill
Vickers

To Let

To Let
Flexible Ground Floor
Business Space
1,953 sq ft (181.90 sq m)
All Enquiries
SMC
Brownill
Vickers
0114 290 3300
www.smcbrownillvickers.com

NO
PARKING
24HR
ACCESS!

Versatile Business / Commercial Space just off
Abbeydale Road in South West Sheffield

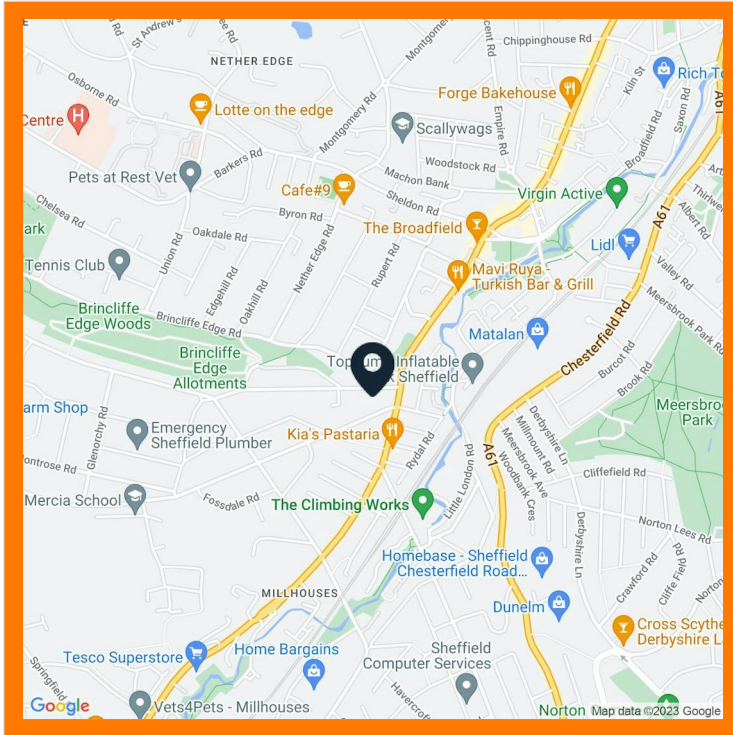
£11,950 per annum plus VAT

3 Edgedale Road, Sheffield, S7 2BQ

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- Ground floor commercial space which could be suitable for a variety of uses (STP)
- Located in S7 postcode just off Abbeydale Road in south west Sheffield
- Most recently used a workshop and office
- Front parking
- Available on a new lease



Description

The property comprises a ground floor workshop premises with ancillary offices, kitchenette, and WC facilities. The accommodation provides mainly open plan space with a depth of approximately 20m. Externally to the front of the property is a parking area / display land.

Location

The property is located on Edgedale Road close to it's junction with Abbeydale Road, which is key commuter route into and out of Sheffield city centre. The property is located in the Carter Knowle / Nether Edge areas of Sheffield with nearby commercial occupiers including Carterknowle Methodist Church, Northtown Kitchen, Dough Truck Pizza, Abbeydale Pharmacy, and various other local traders.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit	1,953	181.44
Total	1,953	181.44

Rateable Value

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 3, Edgedale Road, Sheffield, S7 2BQ
Description: Workshop and premises
Rateable Value: £9,600

The property may qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Planning

The property was most recently used as a carpentry workshop. We would anticipate the property would be suitable for a variety of other commercial uses, although we would recommend interested parties make independent enquiries.

Lease Terms

The property is available on a new lease with the tenant responsible for repair, decoration, property insurance premium, rates and utility charges. A minimum three year lease will be sought.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Rent

£11,950 per annum, payable quarterly in advance. VAT is payable on the rent.

Business Rates

Rateable Value of £9,600 Should qualify for Small Business Rate Relief

Energy Performance Certificate

D (76)

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