

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let (May Sell)

502 Fulwood Road, Sheffield S10 3QD



- Ground Floor Retail/Office/Studio Unit To Let
- Prominent Location in Popular Suburban Location
- 478 sq ft (44.4 sq m)
- 100% Business Rates Relief, Subject to Status
- To Let on a New Lease
- Alternatively, Possible Sale of the Ground Floor Long Leasehold Interest

www.crosthwaitecommercial.com

LOCATION

The unit is situated in a popular suburban location fronting Fulwood Road and located opposite Tesco Express and the Rising Sun pub, close to many local traders. On street parking is available to the front of the property.

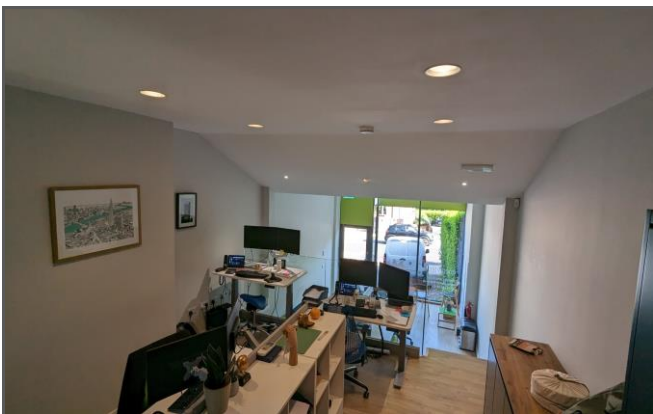
DESCRIPTION

The property comprises a ground floor retail unit. The shop provides a front sales/office area with steps leading to a rear office area along with a kitchen and WC.

The ownership extends to the front of the property which could be used for private parking or a terraced area subject to the necessary consents.

ACCOMMODATION (Approx net internal areas)

Gross Frontage	13 ft 3 ins	4.06 m
Shop Depth	34 ft 0 ins	10.37 m
Ground Floor	431 sq ft	40.1 sq m
Kitchen	47 sq ft	4.3 sq m
Total	478 sq ft	44.4 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (estate agency, financial and professional), A3 (restaurant), B1 (Offices use), and D1 (clinics, health centre) uses, without the need for a change of use. Other uses may be considered subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RENT

The Unit is available on a new lease at a quoting rent of **£10,000** per annum. VAT is not payable on the rent.

SALE

Alternatively, we are seeking offers at **£125,000** for the long leasehold interest of the ground floor unit.

RENT DEPOSIT

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

RATES

The premises are currently assessed for rates as follows: -

Shop & Premises Rateable Value - £5,300

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

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

Mark Holmes – Crosthwaite Commercial

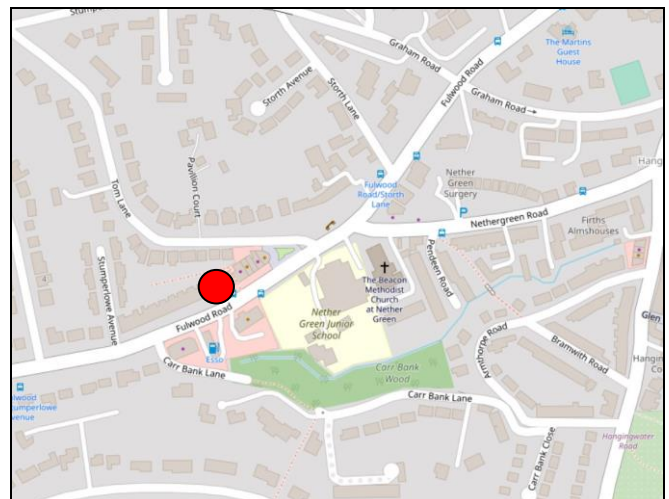
mark@crosthwaitecommercial.com

07738 275 226

Charlie Appleyard – Crosthwaite Commercial

charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY

May 2023