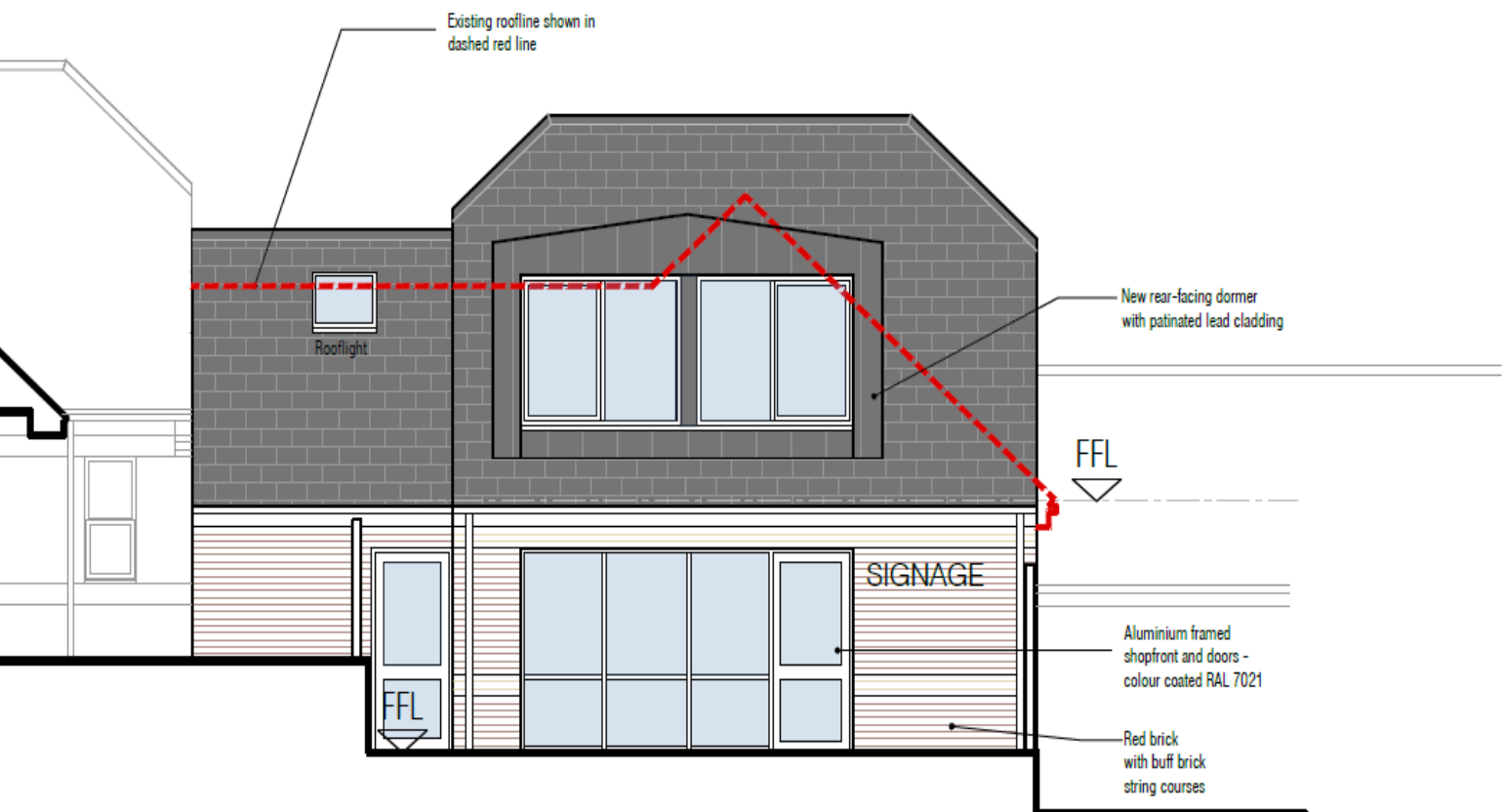




To Let

6 ½ Dyson Place, Sharrow Vale, Sheffield S11 8XX



- Rare Opportunity Within Dyson Place Development
- Adjacent to Sharrow Vale Road
- Desirable Courtyard Setting
- 625 Sq Ft Unit Available
- Suitable for A Variety of Uses
- Available Autumn 2023 - To Let on a New Lease



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

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 a range of commercial elements, in addition to 14 apartments for rent. These are: -

The Mission Hall - A former church mission hall now occupied by Cornerstone, a relaxed dining option, open morning to night with a casual evolution throughout the day

Retail Units - Other occupiers includes Tonco Restaurant & Bar, The Nook Hair & Beauty, Rapsallions Barbers, Life & Lemons Acupuncture, Bear & Babe handmade Children's Clothes, Iberico Tapas, Pellizco, a Mexican inspired restaurant & bar. & Noa's Arc

ACCOMMODATION

(All gross areas being approximate)

6 1/2 Dyson Place

625 sq ft

58.1 sq m



Site of 6 1/2 Dyson Place

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.

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.

RENTS

£17,500 per annum exclusive.

RATING

The unit will be assessed for Business Rates following Practical Completion

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

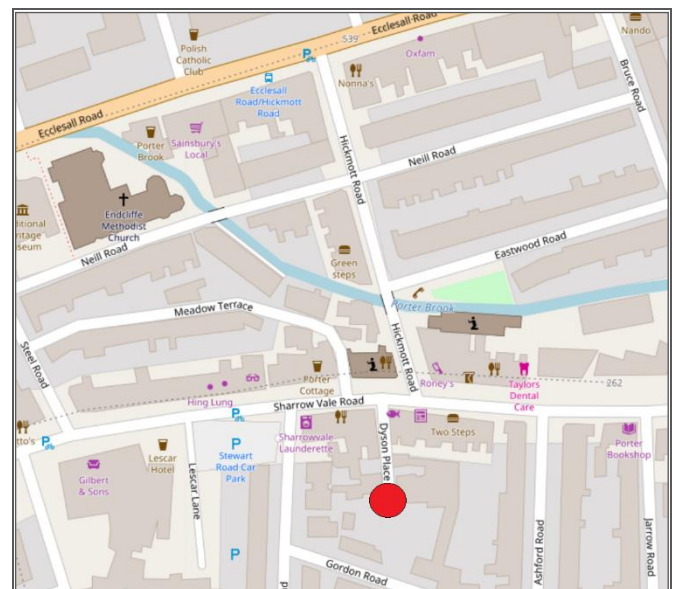
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Mark Holmes – Crosthwaite Commercial

Mark@crosthwaitecommercial.com

07738 275226



SUBJECT TO CONTRACT AND AVAILABILITY

June 2023