

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

549 Ecclesall Road, Sheffield S11 8PR



- Ground Floor Suburban Retail Unit
- Excellent Location Fronting Ecclesall Road
- 755 sq ft Net Internal Area
- Potential for a Variety of Uses (Subject to Planning)
- Existing Alcohol Licence & High Quality Fixtures & Fittings
- Rent - £25,500 Per Annum
- To Let on a New Lease

www.crosthwaitecommercial.com

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LOCATION

The premises are situated in a prime location fronting Ecclesall Road around 1½ miles south of Sheffield City Centre. The property is close to Nonna's Bar & Restaurant, Sainsburys Local, Oxfam, Nando's and many other national, regional and local traders.

There is on street parking in front of the premises during the hours of 9.30am to 4pm and further parking along various side streets.

DESCRIPTION

The property comprises a ground floor lock up retail shop. There is storage, kitchen and W/C facilities to the rear of the ground floor. The premises were previously utilised as nail bar and café, with a fitted counter to the front. The property also benefits from an alcohol licence.

ACCOMMODATION (Approx net internal areas)

Internal width	16 ft 3 in	4.97 m
Shop depth	42 ft 5 in	12.95 m
Sales Area	577 sq ft	53.6 sq m
Rear Area	178 sq ft	16.5 sq m
Total	755 sq ft	70.1 sq m



PLANNING

The premises benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A3 (café & restaurant), B1 (Office use), and D1 (gyms, clinics, health centre and day nursery) uses, without the need for a change of use. Other uses may be considered subject to planning.

RATES

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Shop & Premises RV £21,250

RENT

Rental offers at **£25,500 per annum** are invited. We understand that VAT will not be payable.

LEASE

The premises are offered on a new lease on terms to be agreed.

RENT DEPOSIT

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

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 77, Band D. A full EPC will be provided on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

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 detailed below:

Mark Holmes – Crosthwaite Commercial

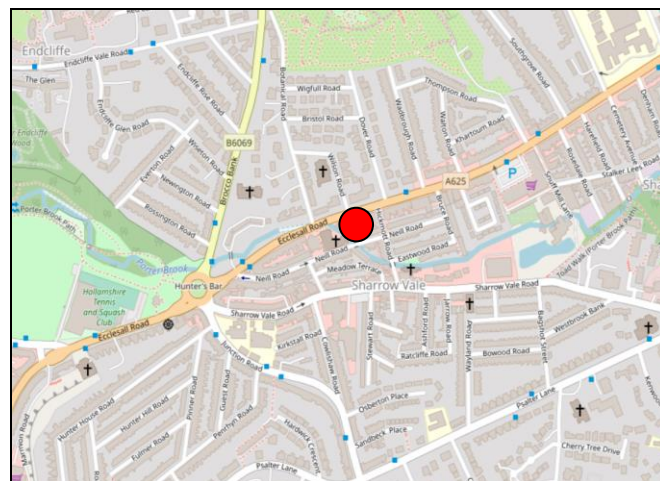
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Charlie Appleyard – Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

June 2023