

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

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

To Let

325 Meadowhead, Sheffield S8 7UP



- Suburban Ground Floor Lock Up Shop
- Popular Parade with Free Parking to the Front
- Quoting £12,000 Per Annum
- Totalling 508 sq ft
- Immediately Available
- To Let on New Lease

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LOCATION

The premises front the busy A61 at Meadowhead, close to its junction with the Outer Ring Road.

Occupiers in the vicinity include BP, Lo's Pharmacy, Premier Supermarket incorporating the Post Office and John Mitchell Wines.

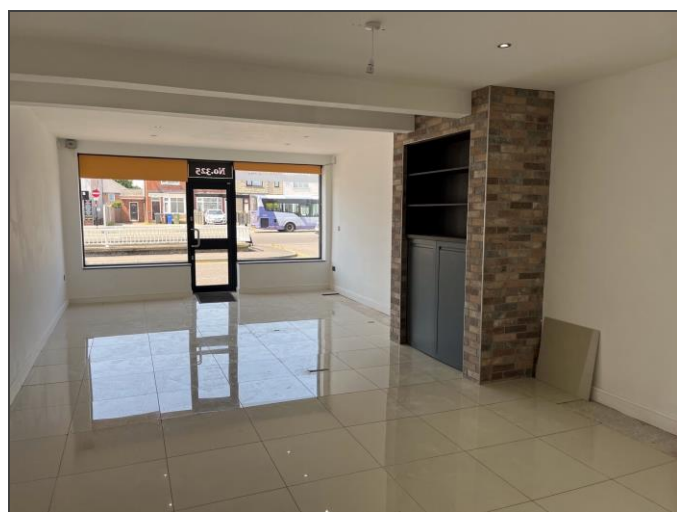
DESCRIPTION

The property comprises a ground floor lock-up shop unit fronting Meadowhead / A61.

The property has a new glazed frontage with an electric roller shutter and has been recently refurbished with a modern kitchen and WC to the rear.

ACCOMMODATION (Approx net internal areas)

Internal width	14 ft 10 ins	4.52 m
Shop depth	29 ft 1 ins	8.86 m
Sales Area	431 sq ft	40.04 sq m
Kitchen/Store	77 sq ft	7.15 sq m
Total Area	508 sq ft	47.19 sq m



RENT

Rental offers in the region of **£12,000 per annum** are invited.

LEASE

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

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

RATES

The 2023 rating list assessment is: -

Shop & Premises R.V. £10,250

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

VAT

The rent will **NOT** be subject to VAT.

USE

We are informed the premises benefits from an E class planning consent.

LEGAL COSTS

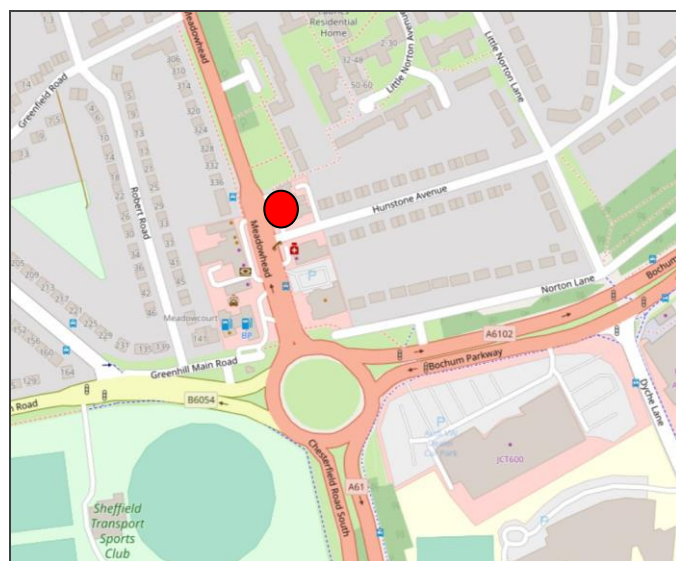
Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT & AVAILABILITY
June 2023