

SMC
Brownill
Vickers

To Let



Mid- Terraced Retail Unit/Professional Office
£9,000 per annum

482 Manchester Road, Stocksbridge, Sheffield, S36
2DU

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

smcbrownillvickers.com

- Prominent Position on Busy Thoroughfare
- Suitable for Variety of Uses
- Well Presented and Maintained Throughout
- Nearby to Fox Valley Retail Park



Description

It comprises a two storey terraced property which has been occupied as an Accountants/Solicitors for a number of years. It forms part of a terrace of similar properties occupied for retail use.

Location

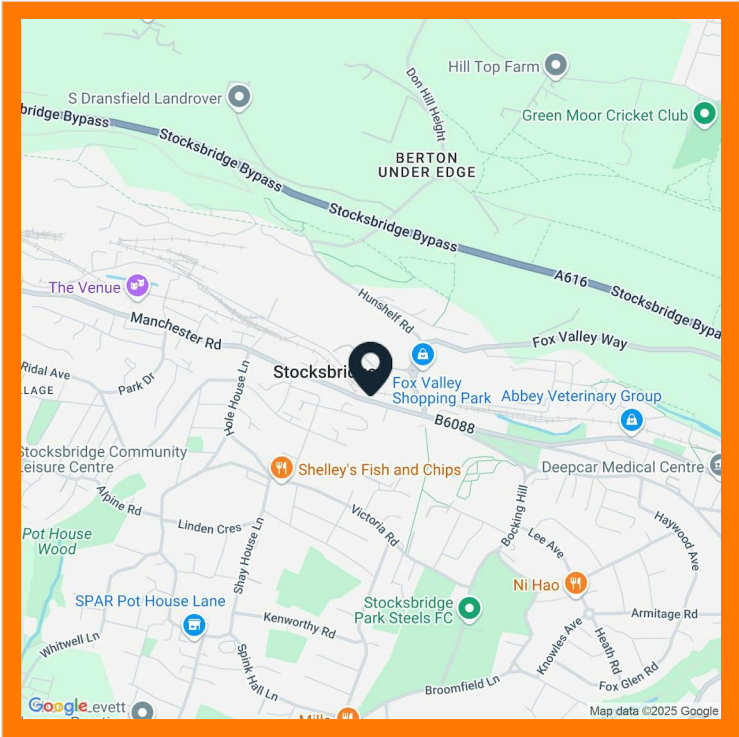
This is an established location within Stocksbridge's main community retail area and is nearby to Fox Valley Retail Park. It has a frontage to the heavily trafficked Manchester Road (B6088).

Stocksbridge lies approximately 14km northwest of Sheffield and 40km east of Manchester. The Peak District National Park is readily accessible a short drive to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Open Plan Office/Retail Area	256	23.78	Available
1st - Office	118	10.96	Available
1st - Kitchen	40	3.72	Available
Total	414	38.46	



Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £4,200 Based on 2023 Valuation

Energy Performance Certificate

E (107)

Isaac Clayton
0114 290 3300
Isaac.Clayton@smcbrownillvickers.com

