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To Let



Ground Floor Former Butchers Premises with Rear Store in Hillsborough, Sheffield

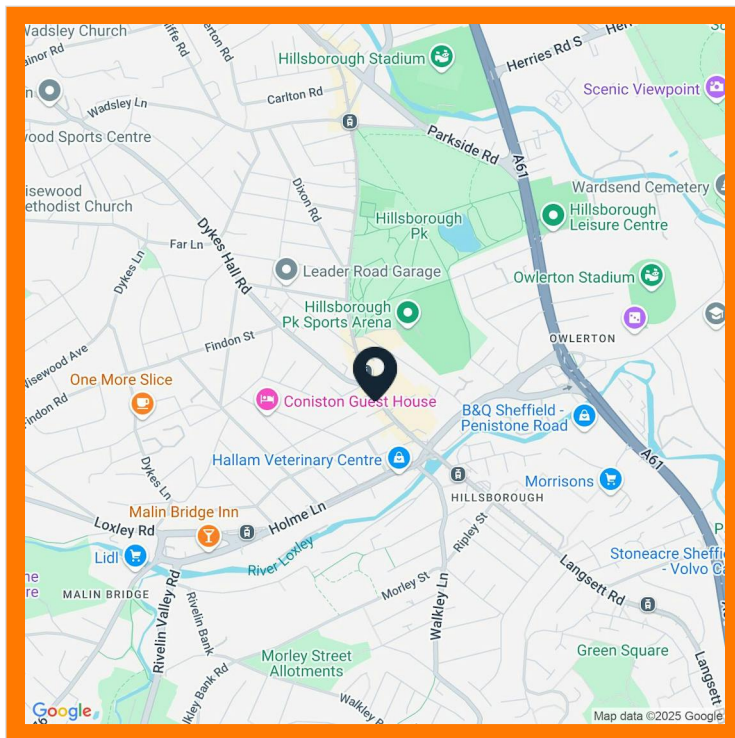
£12,000 per annum

49 Middlewood Road, Sheffield, S6 4GW

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- Ground floor former butcher premises with rear store - ideal for food related uses
- Located on the Middlewood Road, the main retailing centre in Hillsborough, Sheffield
- Busy retail location close to Hillsborough Shopping Centre
- Available on a new lease
- Small business rate relief should be available for an ingoing tenant



Description

The property comprises the ground floor of a mid-terrace building of traditional brick and artificial slate construction.

The ground floor and basement was most recently trading as a butchers. To the ground floor is a front sales area, rear preparation area, rear store and external detached store. There is further basement storage.

Location

The property is located on Middlewood Road in the main centre of the Hillsborough retail district, which is approximately 2 miles north of Sheffield city centre. Middlewood Road is serviced via a bus and supertram network. This area is a busy retailing area with many local and national retailers within a close proximity including Subway, Halifax, British Heart Foundation, B&M, Boots, Beres Sandwich Shop, POSH FX, The Sheffield Cat Shelter, and many others. Hillsborough is a popular Sheffield suburb with a mix of housing types within a short walk of the subject property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Front Sales	213	19.79	Let
Ground - Preparation Area	143	13.29	Let
Ground - Rear Store	195	18.12	Let
Building - External Store	170	15.79	Let
Total	721	66.99	

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 49, Middlewood Road, Sheffield, S6 4GW
Description: Shop and premises
Rateable Value: £5,700

New tenants should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Rent

£12,000. We are informed VAT is NOT payable on the rent.

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 £5,700

Energy Performance Certificate

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