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To Let



Café Premises To Let

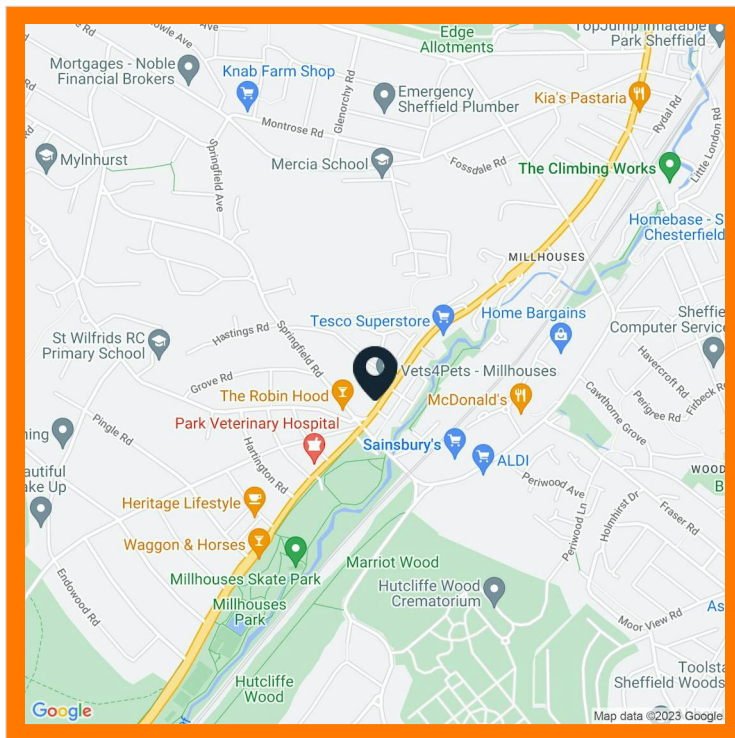
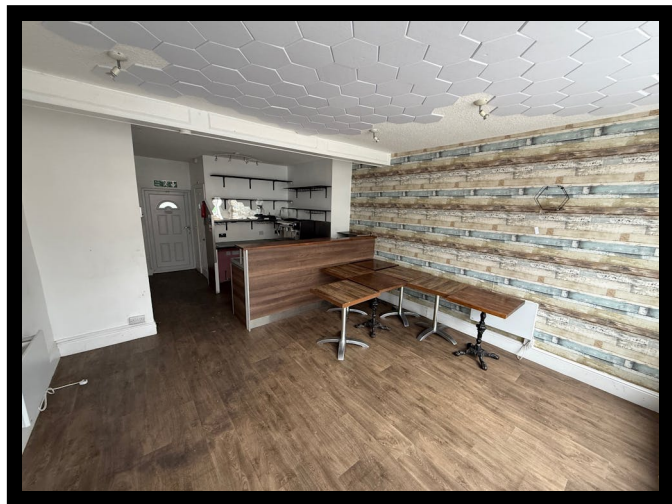
£11,500 per annum

984 Abbeydale Road, Sheffield, S7 2QF

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- High profile location on Abbeydale Road
- Available on a new lease terms to be agreed
- Café Premises
- Millhouses Retail Area



Description

The property comprises a two storey terrace property which is fitted out as a café. There is accommodation over three levels. The ground floor comprises a Café with service counter and a disabled WC. To the first floor there is a rear prep kitchen, trading area and staff WC. There is also further storage in the attic.

Location

The property is situated approximately 2.5 miles south west of Sheffield City Centre. The property benefits from a high profile location fronting Abbeydale Road. There are a number of local traders in the area including, cafes, restaurants, hair & beauty as well as professional services. Tesco, Sainsbury's and Aldi are also located within the area.

There is reasonable off road parking in nearby streets. The location is close to bus routes linking to the city centre and south western suburbs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	323	30.01	Available
1st	309	28.71	Available
2nd	139	12.91	Available
Total	771	71.63	

Lease

The premises are available on a new, full repairing and insuring lease for a term to be agreed.

We are seeking a rent of £11,500 per annum exclusive of VAT and Rates.

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 £7,900 based on April 2023 valuation

Energy Performance Certificate

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Robin Curtis

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