

SMC
Brownill
Vickers

To Let

Carla Hackett
Beauty and Holistic
07951 775 531

Exclusive Gents Hairdressing

Tel: 0114 266 2845

Retail Premises located on the Banner Cross area of
Ecclesall Road

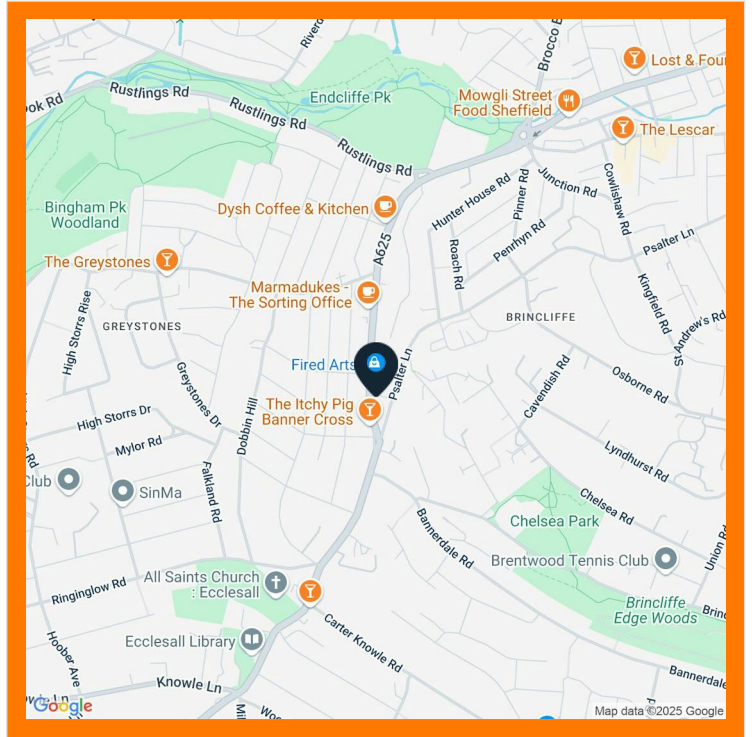
£13,500 per annum

965 Ecclesall Road, Sheffield, S11 8TN

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

smcbrownillvickers.com

- Retail premises with accommodation over ground floor and first floor
- Frontage to Ecclesall Road in the Banner Cross area of Sheffield
- Established suburban retailing location in south west Sheffield
- Shared customer / staff parking area to the rear
- Available on a new lease



Description

The property comprises a ground and first floor retail premises, forming part of a mid-terraced parade in a prominent location. Most recently occupied by MP Olivia Blake as a constituency office, the building offers a flexible layout suitable for a variety of uses.

Internally, the ground floor provides an open-plan retail or reception area, while the first floor offers additional office accommodation. The premises also benefit from separate staff and customer WCs.

To the rear of the parade, there is a shared car park providing convenient parking for both staff and visitors.

Location

Located on Ecclesall Road in the Banner Cross area of Sheffield, within a well established retail parade approximately 2.5 Miles from Sheffield City Centre.

The property is within a parade of shops which includes Saxton Mee, SheffLets, La Luna restaurant, Fired Arts, Barbers and various other local retailers. Also within close proximity is Sainsbury's, Blundells, Holt Restaurant and other local operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	413	38.37	Available
1st	327	30.38	Available
Total	740	68.75	

Specifications

- Electricity (single phase)
- Water
- Mains drainage

Terms

Available on a new lease at a commencing rent of £13,500 per annum.

Subject to a Service Charge for the upkeep of the common areas and car park.

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 £10,000 April 2023

Energy Performance Certificate

E (103)

Isaac Clayton

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