

SMC
Brownill
Vickers

To Let



**FOOD PREMISES TO LET ON BANNER CROSS WITH
POTENTIAL FOR ALTERNATIVE USES**

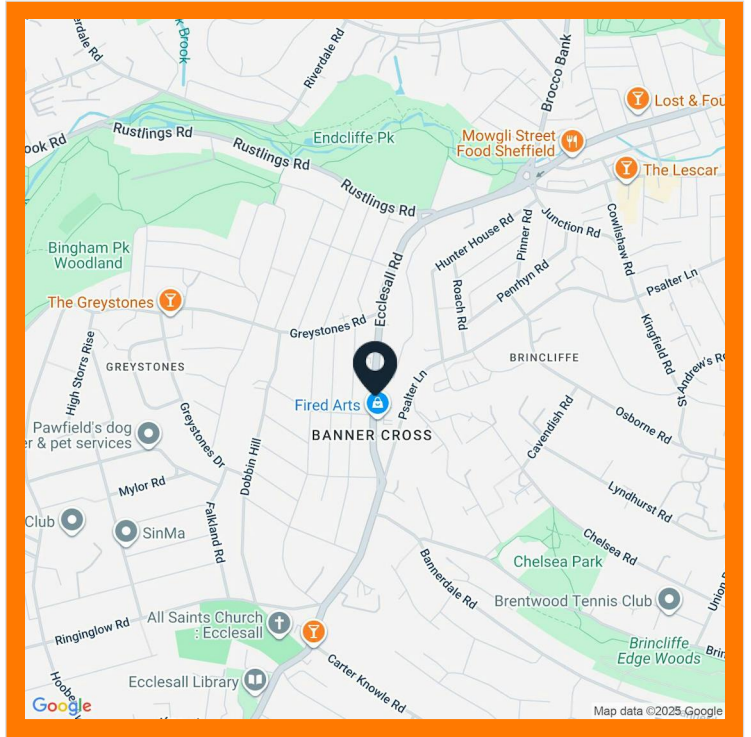
£15,000 per annum plus VAT

886 Ecclesall Road, Sheffield, S11 8TP

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Currently used as a Persian Bakery (historically as a Pizza takeaway)
- Located on Ecclesall Road in the Banner Cross area of Sheffield
- Fitted out as a food / takeaway unit, but suitable for other uses (STP)
- Prominent position close to Sainsbury's, Lloyds Pharmacy, ELR, Blundells, David Inman Opticians, and various other local occupiers
- Available on a new lease



Description

The property is ground floor and basement food / retail unit. The property is currently utilised as a Persian Bakery, although has been used a hot food takeaway unit in the past. The property currently includes bakery trade fixtures and fittings (eg sinks, extraction hood, chiller store, etc. There is the opportunity to negotiate which items can remain. External there is an outside store and WC facilities.

Location

The property is located fronting Ecclesall Road in the Banner Cross area of Sheffield, within a well established retail parade approximately 2.5m from Sheffield City Centre.

Nearby occupiers include Sainsburys, Blundells, Saxton Mee, SheffLets, Holt Restaurant, La Luna restaurant, Fired Arts, and various other local retailers. There is off street parking available in the area.

Accommodation

The property accommodation is detailed here:

Floor/Unit	Description	sq ft	sq m
Ground	Retail Area (including chiller) – Open Plan	501	46.54
Basement	Basement – Stores and Office	397	36.88
Ground	Outside Store	92	8.55
Total		990	91.97

Services

Electricity, gas, water, and drainage.

Business Rates

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 886, Ecclesall Road, Sheffield, S11 8TP

Description: Shop and Premises

Rateable Value: £17,250

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Lease Terms / Rent

The property is available on a new lease for a term to be agreed and at rent of £15,000 per annum. VAT is applicable although we are informed that the VAT status could be altered in 2026 (further details can be provided).

Rent Deposit

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

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 £17,250

Energy Performance Certificate

C (96)

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

