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To Let



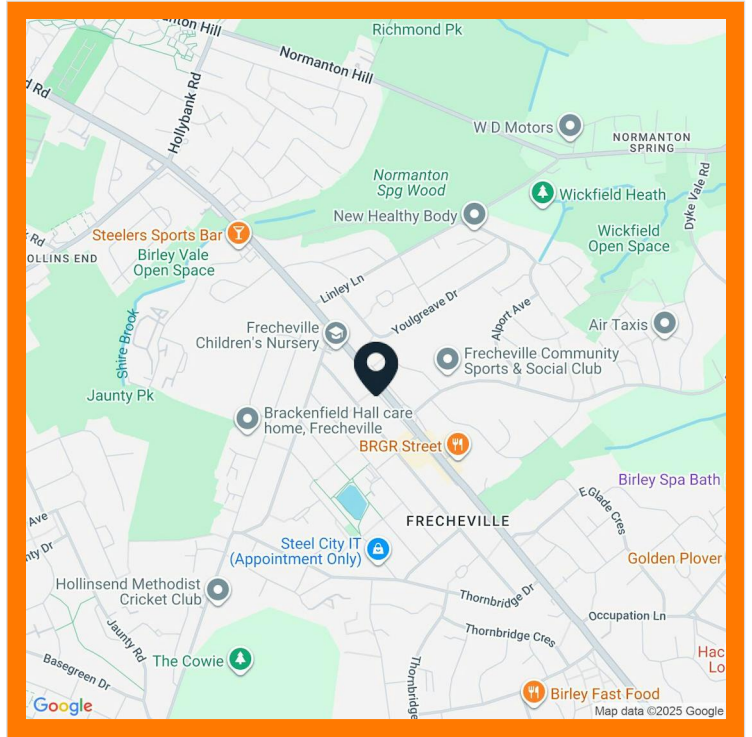
Prominent ground-floor retail unit
£11,500 per annum

38 Birley Moor Road, Sheffield, S12 4WD

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- Prominent ground-floor retail unit with modern glazed frontage
- Ground floor retail unit most recently used as male hairdressers (Class E Use - potential for a variety of uses (STP))
- Popular retailing location with high pedestrian footfall
- Highly visible position on Birley Moor Road



Description

The property comprises a ground-floor retail unit, currently operating as a barbershop, featuring a modern glazed shopfront that offers strong visibility onto Birley Moor Road. The interior provides an open-plan sales area leading to a central treatment room/rear salon, along with a back store that incorporates a kitchenette and direct access to the rear yard, where the external WC is located.

The unit benefits from a part-suspended ceiling with inset lighting, contemporary décor, and wood-effect tiled/laminate flooring. The layout is versatile and can be easily adapted to suit a range of retail or Class E uses.

Location

The property is located in the Frecheville area of Sheffield located towards the south east of the city centre circa 5 miles distant. The property forms part of a parade of similar units in an elevated position on the south west of Birley Moor Road. Birley Moor Road provides access to the outer Sheffield suburbs of Mosborough, Waterthorpe and Eckington.

The area is one of mixed use with commercial, service sector retailing and residential occupiers. Nearby occupiers include Lo's Pharmacy, Beatique Salon & Training, Frecheville News, Cards & Gifts and Benitos amongst others.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Barbershop	383	35.58	Available
Total	383	35.58	

Asking Terms

The property is available on a new lease basis on flexible terms at an initial rental of £11,500 per annum.

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 £8,000 Based on 2023 Valuation

Energy Performance Certificate

Upon Enquiry

Isaac Clayton

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