

SMC
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To Let



Former Cafe Premises To Let

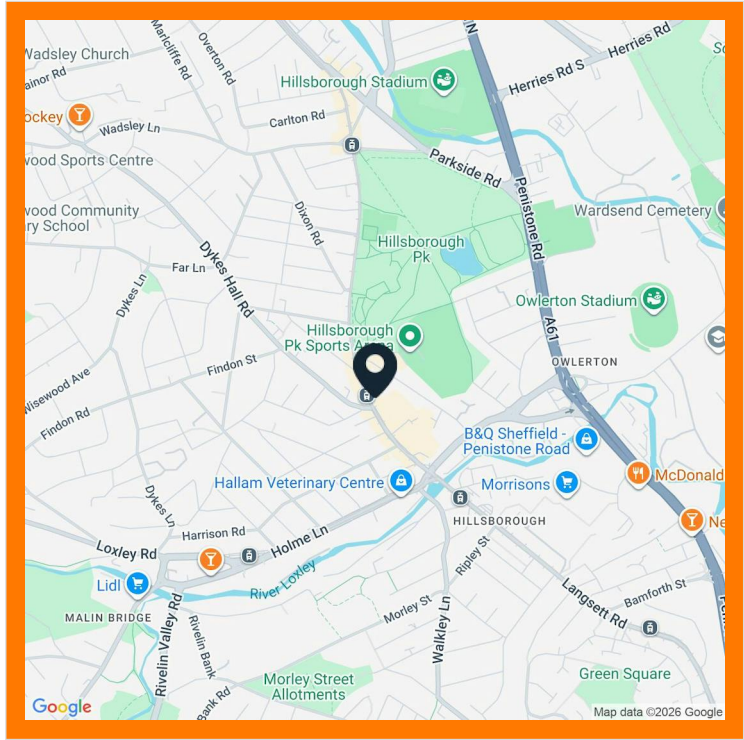
£11,000 per annum

54 Middlewood Road, Sheffield, S6 4HA

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- Former Cafe within busy footfall area
- Located on the Middlewood Road, the main retailing centre in Hillsborough, Sheffield
- Small business rate relief should apply for an incoming tenant
- Available on a new lease on flexible terms



Description

The property comprises a former cafe premises. The internal accommodation includes a ground floor cafe space with customer WC, to the first floor there is storage space with staff WC facilities.

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	440	40.88	Available
Ground - Toilets	37	3.44	Available
1st	396	36.79	Available
Total	873	81.11	

Lease Terms

The property is available on a new lease.

Rent

£11,000 pa. 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 £10,000 from 1 April 2026

Energy Performance Certificate

E (125)

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