

**SMC
Brownill
Vickers**

To Let



**Whole building (Retail / Office) available to let,
fronting Fulwood Road, Broomhill**

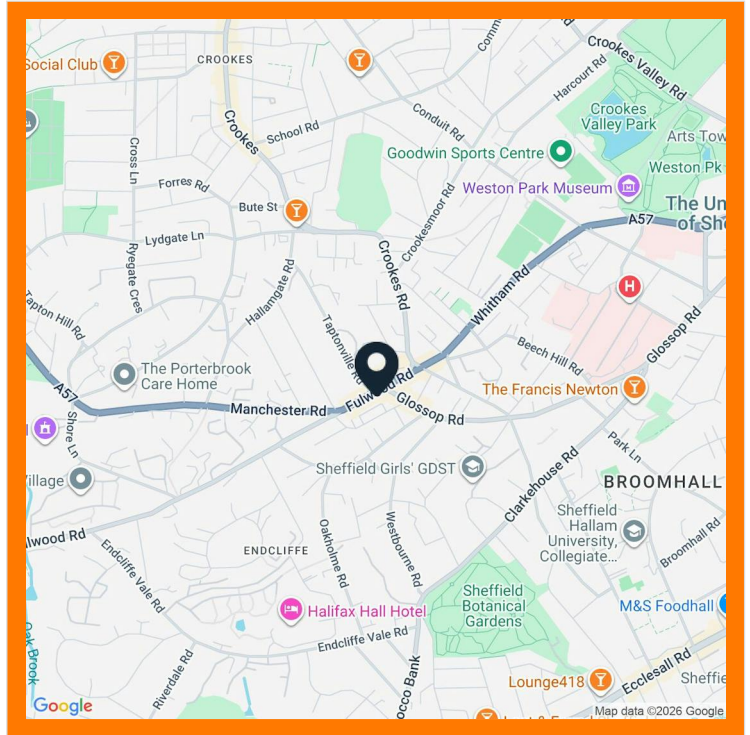
£18,500 per annum

255 Fulwood Road, Broomhill, Sheffield, S10 3BD

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- Whole building available to let
- Most recently used as a charity shop, but suitable for a variety of retail / business services (Class E Use)
- Located on Fulwood Road (close to junction with Glossop Road) in Broomhill, south west Sheffield
- Popular location with variety of cafes, pubs, restaurants and amenities
- With rear parking and loading
- Available on a new lease from August 2026



Description

The available property is a four storey Victorian mid-terrace building with frontage to Fulwood Road. The property has most recently been occupied as a charity shop, and could be suitable for a variety of retail, office, medical, fitness uses, etc.

Internally the property includes a front ground floor sales area with rear store / office. Staircase access provides access to the first floor which is an open space. The second floor is accessible via a ladder and includes two further rooms. The lower ground is accessed via an internal staircase from ground floor level and includes storage, kitchenette and WC facilities.

There is a rear parking area with loading access to the lower ground floor.

Location

The property is located in the Broomhill area of South West Sheffield, fronting Fulwood Road (close to it's junction with Glossop Road) which is a key route between the south western suburbs and the city centre. Sheffield city centre is approximately 1.5 miles away and the location is within close proximity to areas including Crookes, Ecclesall Road, Ranmoor, Broomhill, etc.

There are a number of shops, bars, cafes and amenities in the area. Notable occupiers in the area include CAWA, Morrisons, Sainsburys Local, Beres, Costa, several schools (Birkdale, Sheffield Girls, etc), Sheffield Teaching Hospital, Royal Hallamshire and several public houses. There are several University of Sheffield buildings within 0.5 -1 miles away, therefore the area has a strong student presence.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	609	56.58
1st	451	41.90
2nd	504.60	46.88
Lower Ground	315.70	29.33
Total	1,880.30	174.69

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 255, Fulwood Road, Sheffield, S10 3BD

Description: Shop and premises

Rateable Value: £17,750

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

If you do run a retail, leisure or hospitality business, we understand that you use a multiplier of 38.2 pence as the rateable value is below £51,000. We would advise interested parties to carry out their own checks. More information can be found directly via the local rates office.

Planning

The premises are understood to have been used as a charity shop. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with Sheffield planning authority that their use is acceptable under these new changes.

Lease Terms

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£18,500 per annum. We are informed VAT is NOT payable on the rent.

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 £17.750

Energy Performance Certificate

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