

**387-389 Ecclesall Road**

Sheffield, S11 8PG

PROMINENT RETAIL/LEISURE PREMISES

3,068 sq ft
(285.03 sq m)

- Suitable for various uses (STP)
- Popular location
- Double fronted unit



Summary

Available Size	3,068 sq ft
Price	£550,000
Rates Payable	£18,622.50 per annum
Rateable Value	£48,750
VAT	Not applicable. The property is not elected for Vat
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

The property comprises a brick-built double fronted retail unit with ancillary accommodation on two upper floors. The ground floor comprises a large sales area, the rear part being on a raised ground floor level with a large timber framed bay window to the front. A w/c is located at the rear. The first and second floors offer storage, kitchenette and office space. The shop area benefits from air conditioning. On street parking is available to the front of the premises. There is potential to convert the upper floors to residential use.

Location

Situated approximately 1 mile south-west of Sheffield city centre, the property is prominently located on Ecclesall Road (A625), one of Sheffield's prime retail/leisure pitches. This location is popular with both students and local residents. Other occupiers in the vicinity include Oliver Bonas, M&S, Starbucks, Domino's and KFC.

Accommodation

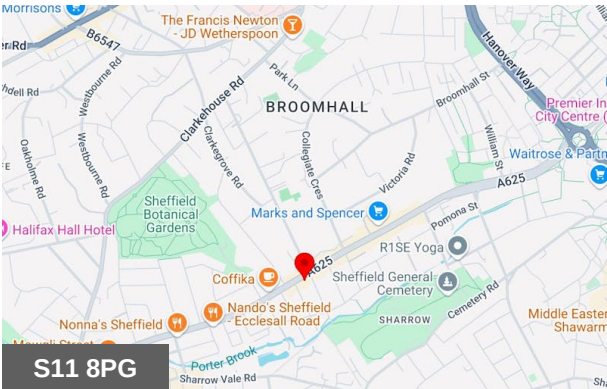
Name	sq ft	sq m
Ground - Sales	1,460	135.64
1st - Storage/Ancillary	980	91.04
2nd - Storage/Ancillary	628	58.34
Total	3,068	285.02

Terms

The property is available for sale freehold with full vacant possession. The guide price is £550,000.

Planning

We understand the premises currently benefit from Use Class E however recommend interested parties to enquire via the local authority. Other uses may be permitted subject to planning.



Viewing & Further Information



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