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To Let



Double Fronted Retail Property in the Woodseats
area of Sheffield

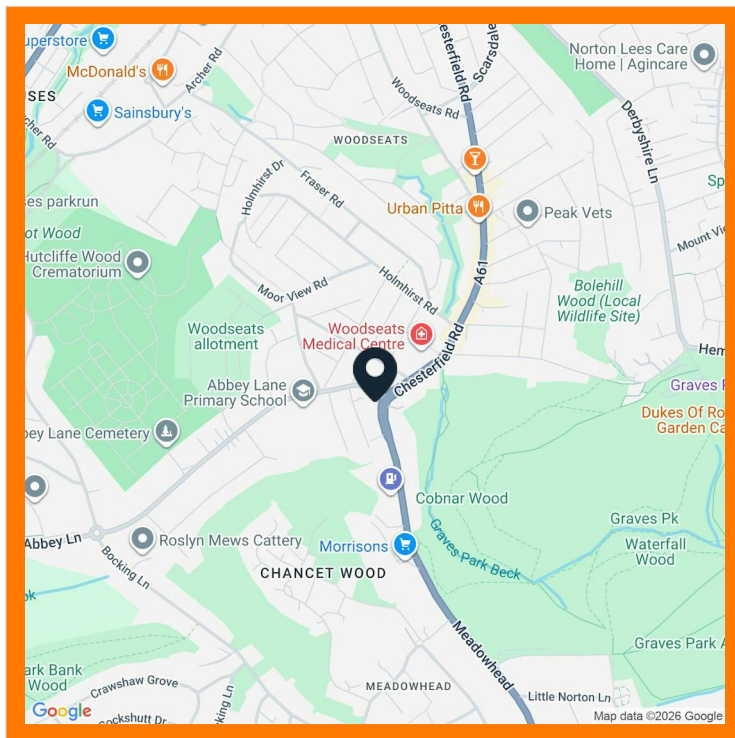
£15,950 per annum

2-4 Meadowhead, Sheffield, S8 7UD

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Two storey retail premises
- Located at the start of Meadowhead on busy main road in the Woodseats area of Sheffield
- Double frontage with excellent roadside visibility
- Most recently used as a hair salon – potential for a variety of retail / Class E uses
- Available on a new lease



Description

The property is a two storey building which has been most recently used as a hair salon.

To the ground floor is a sales area which is mainly open plan. The specification includes spot lights, shop window frontage, vinyl flooring, painted walls, and a rear staircase to the first floor.

To the first floor is a staff area, kitchenette area, stores and WC facilities.

The property benefits from water, electricity and drainage.

Location

The property is located on Meadowhead, where it meets Abbey Lane and Chesterfield Road in the Woodseats area of Sheffield. The property is approximately 3 miles from Sheffield city centre.

This area is a busy retailing area with a number of national and local occupiers including KFC, Woodseats Medical Centre, Abbey Public House, Papa Johns, Estate Agents, etc.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	520	48.31
1st - Store / Kitchenette / Staff Area	468	43.48
Total	988	91.79

Rateable Value

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

Address: 2-4 Meadowhead, Sheffield, S8 7UD
Rateable Value: £13,500

We would advise interested parties to carry out their own check to verify any potential rates obligation.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£15,950 per annum. VAT is NOT payable on the rent.

Rent Deposit

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

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful party will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful party.

Business Rates

Rateable Value of £13,500

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

