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To Let

Ground floor retail premises located on Abbeydale Road

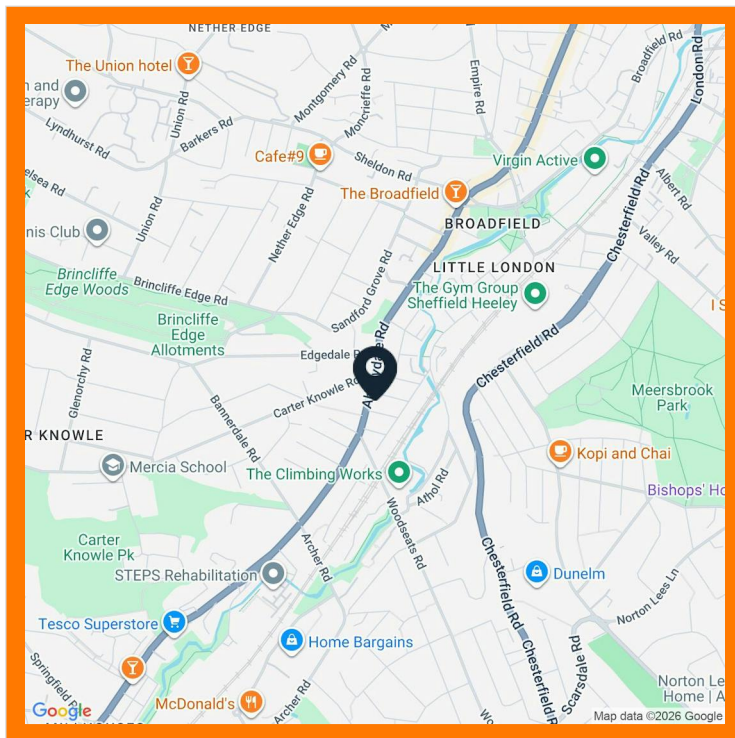
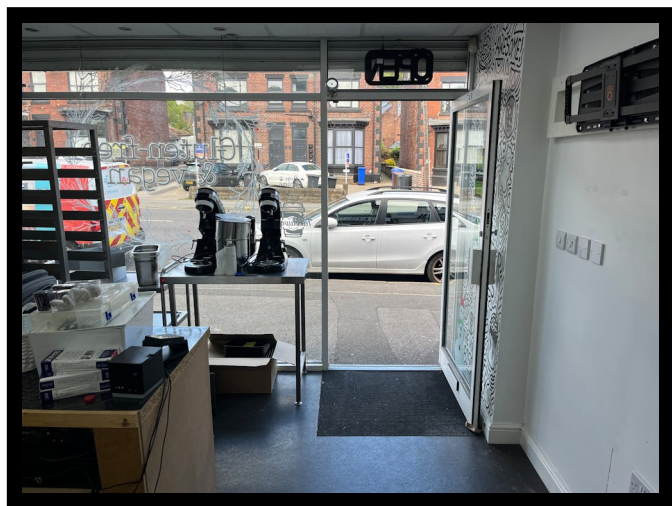
£8,000 per annum

749 Abbeydale Road, Sheffield, S7 2BG

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- Ground floor retail / office premises – suitable for a variety of retail / service uses
- Located on Abbeydale Road in south west Sheffield
- Small business rate relief should apply for ingoing tenant
- Available on a new lease



Description

The available accommodation is a ground floor retail / office premises, including a mainly open plan sales area, kitchenette and WC facilities to the rear. The property includes an external security shutter, air conditioning and shop window frontage.

The property has most recently been utilised as a cake shop, although would be suitable for a variety of retail uses.

Location

The property is located on Abbeydale Road in south west Sheffield. Abbeydale Road is a key commuter route and suburban area with a wide range of shops, cafes, bars, restaurants and niche retailers. The area has become an increasingly popular area with residential and commercial occupiers, home to a growing selection of local and independent traders.

The location is approximately 2 miles from Sheffield city centre. Nearby occupiers in the area include Kia's Pastaria, Puck & Pollen, Pennywise Cleaners, Dough Truck, North Town and so on.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	370	34.37
Ground - Kitchenette	43	3.99
Total	413	38.36

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 749, Abbeydale Road, Sheffield, S7 2BG
Description: Shop and premises
Rateable Value: £5,400

An incoming tenant should qualify for Small Business Rate Relief. We would suggest interested parties make their own enquiries with the Local Authority for verification purposes.

Planning

The premises are understood to have a historic A1 consent. 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 changes.

Lease Terms

The property is available on a new lease on terms to be agreed, ideally a minimum 3 year agreement.

Rent

£8,000 pa. 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.

Business Rates

Rateable Value of £5,400 Small business rate relief should apply for an incoming tenant

Energy Performance Certificate

E (111)

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