



## PRIME RETAIL PREMISES

### TO LET

**297-299 ECCLESALL ROAD  
SHEFFIELD  
S11 8NX**



#### LOCATION

The property is prominently located on Ecclesall Road (A625). Ecclesall Road is regarded as one of Sheffield's prime leisure pitches and is situated approximately 1 mile south-west of Sheffield city centre.

Neighbouring occupiers include **Kettle Black, Copa Caffe, Papa John's, Oliver Bonas, M&S, Starbucks, Uncle Sams, The Nursery Tavern** amongst many others. Opposite is Sheffield Hallam University's Collegiate Crescent Campus.

#### DESCRIPTION

The property comprises a brick-built double fronted retail unit with separate accommodation above. The available space provides a large open retail area with two prominent timber framed bay windows to the front. The rear of the unit comprises a large store, office, kitchenette and WC.

#### ACCOMMODATION

The property comprises the following approximate net internal floor areas;

Floor Areas	Sq Ft	Sq M
Ground Floor Sales	1,268	117.8
Ground Floor Store/Staff	441	41.0
<b>Total</b>	<b>1,709</b>	<b>158.8</b>

#### TERMS

The property is available to let on a new lease on terms to be agreed at a quoting rent of **£47,500 per annum** exclusive of Business Rates, Service Charge and VAT.

#### PLANNING

The property has E Class (formerly A1, A2, A3 & B1) planning consent. Alternative uses may be considered subject to the tenant obtaining the necessary permissions.

#### BUSINESS RATES

It is understood that the premises have the following Rating Assessment;

Description: Shop & Premises  
Rateable Value: £33,000

Interested parties are advised to make their own enquires with the Local Rating Authority to verify this information and confirm the Rates Payable.

#### Energy Performance Certificate

The premises have an Energy Performance Asset Rating of C(60)

#### COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VAT

The property is registered for VAT therefore VAT is applicable to the rent.

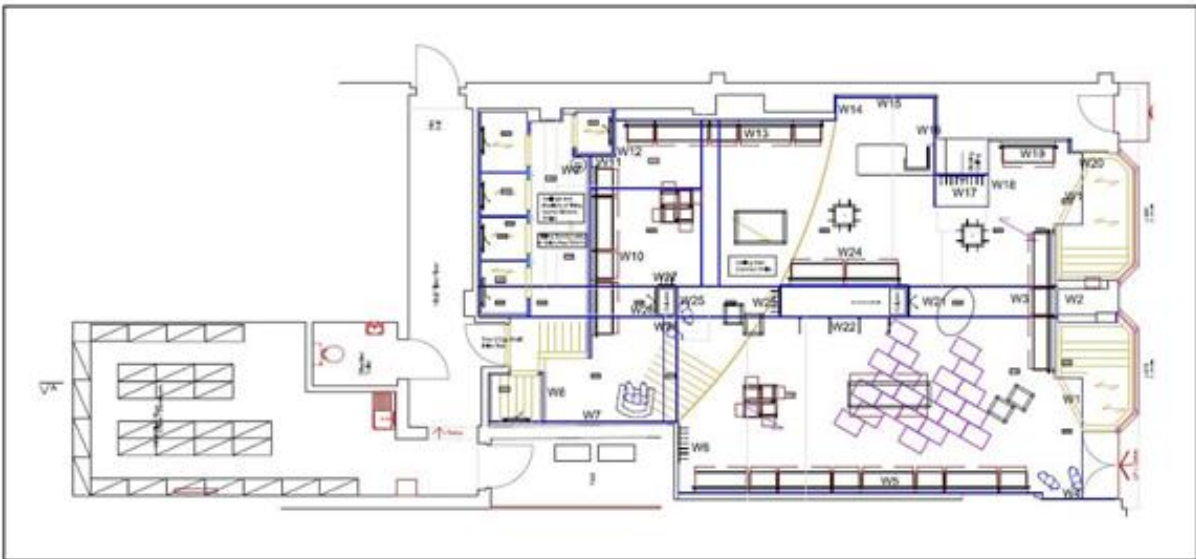
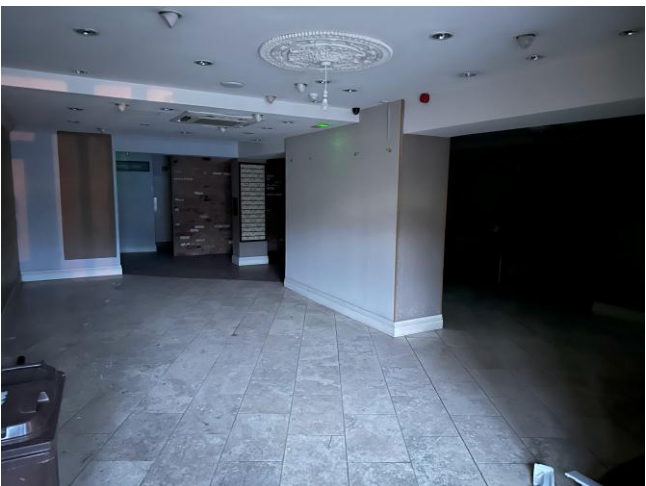
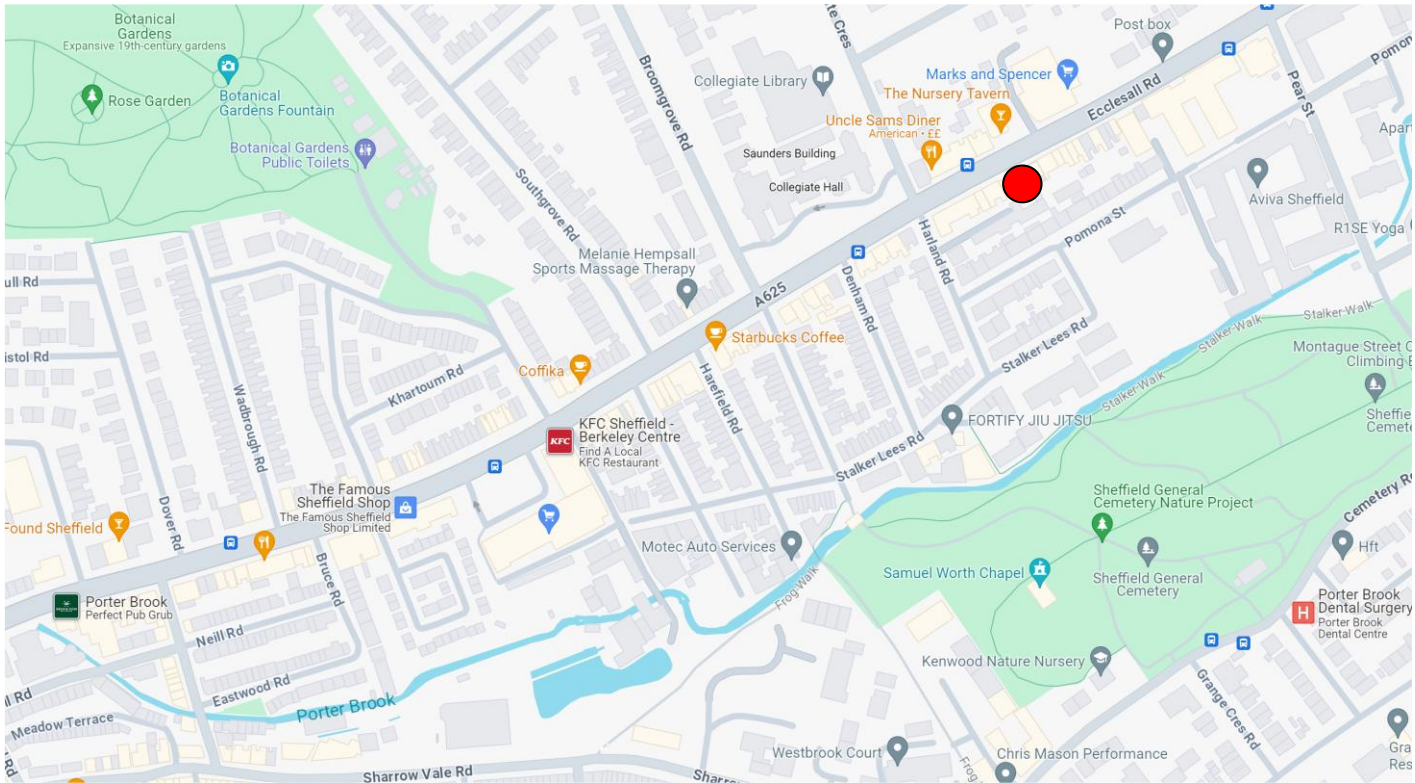
#### VIEWING & FURTHER INFORMATION

For any further information and appointments to view the premises please contact the sole agent;

Matthew Barnsdale  
**MJB Commercial Property**

T: 0114 282 3080  
M: 07736 791 146  
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**Subject to contract**

**03/25**

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