



## 549 Ecclesall Road, Sheffield, S11 8PR

To Let | 1,257 sq ft

Self-contained ground floor retail unit in prime Ecclesall Road position, with substantial basement storage

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## Summary

- Rent: £21,000 per annum
- Business rates: Rateable value £21,250 (based on April 2026 valuation)
- EPC: B (45)
- Lease: New Lease

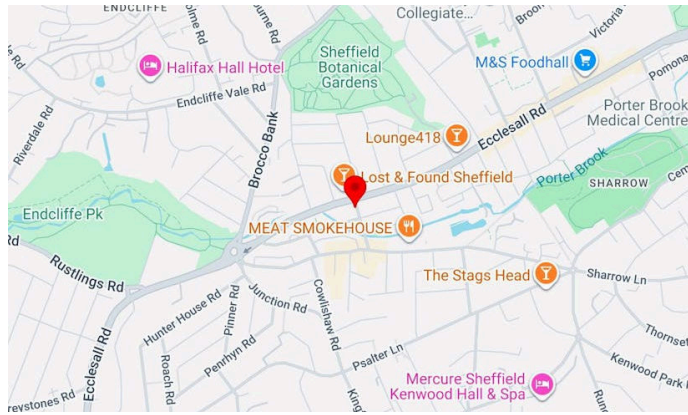
## Further information

- [View details on our website](#)

## Contact & Viewings



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## Description

A prime self contained retail unit on Ecclesall Road. The unit comprises the following:

- Clear open plan retail/sales area to the front
- Separate kitchen and bathroom facilities to the rear
- Basement storage
- Disabled access
- Clean and ready for tenant fit out

## Location

The unit is situated in the heart of Ecclesall Road, with a number of high quality and popular businesses in close proximity.

The location also benefits from a high level of passing trade, both on foot and by car.

## Accommodation

Name	sq ft	Availability
Ground - Retail Space	612	Available
Ground - Kitchen/WC	224	Available
Basement - Storage	421	Available
<b>Total</b>	<b>1,257</b>	



## Availability

The property is available to let by way of a new FRI lease. The rent is £21,000 per annum exclusive of rates, VAT and all other outgoings. No service charge will be payable. We understand that mains water, electricity, gas and drainage are connected to the property (although not tested - interested potential tenants should consider conducting their own investigations).

