

SMC
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To Let



Ground Floor Commercial Premises (with first floor ancillary accommodation) in Manor Top's main retailing area

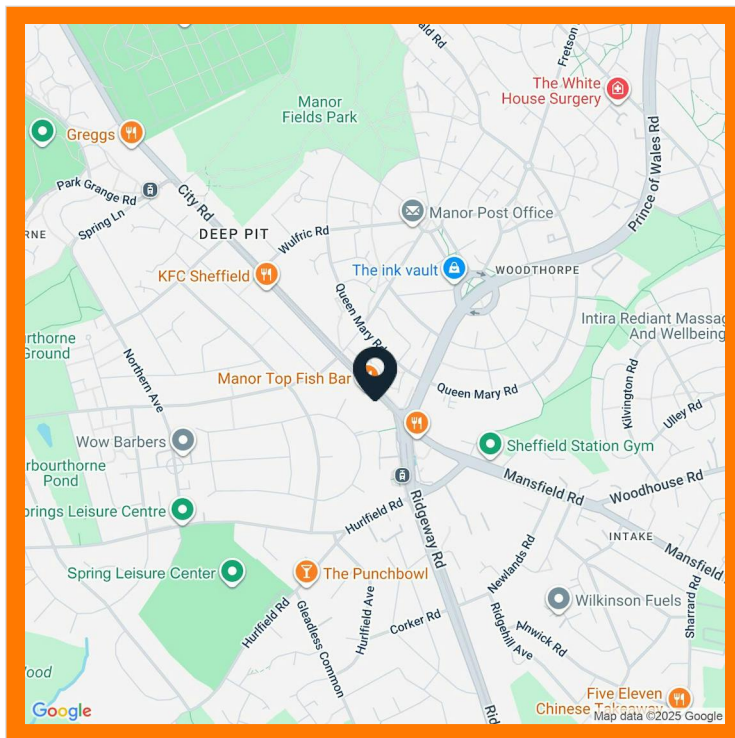
£17,750 per annum

926-928 City Road, Sheffield, S2 1GQ

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- Ground floor retail premises with first floor ancillary accommodation
- Busy retailing location in Manor Top, Sheffield
- Extensive wide frontage to City Road
- Most recently used as an opticians - potentially suitable for a wide range of retail (Class E) uses
- Available on a new lease



Description

The available accommodation is a wide fronted ground floor retail premises with first floor ancillary accommodation. The premises was originally two shops which have been merged with a side addition and first floor accommodation. The property has most recently been used as an opticians although would be suitable for a variety of retail / Class E uses (STP).

The ground floor commercial part includes a sales area, which is mainly open, with stores, office and WC facilities. The commercial unit benefits from a triple frontage and includes carpets, radiator, suspended ceiling, and shop window frontage. There is a first floor commercial part, which includes storage, kitchenette, WC facilities and further ancillary accommodation.

Location

The property is located on City Road in the Manor Top area of Sheffield. Manor Top is a location approximately 2 miles from Sheffield city centre. City Road is a busy link road to and from Sheffield city centre with it's south easterly suburbs.

This part of City Road is a busy retailing area with numerous occupiers including Manor Top Fish Bar, Happy House Chinese Takeaway, Fairy Neils & Beauty, and Ashley Rogers Tailors. The property is located closed to tram stops and attracts local footfall.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	717	66.61
1st - Storage / Kitchenette	189	17.56
1st - Ancillary Accommodation	600	55.74
Total	1,506	139.91

Rating Assessment

The property is currently rated with an RV of £13,000, therefore a proportion of small business rate relief should apply for ingoing tenants. We would encourage interested parties to re-confirm the rating status with the local rates office.

Please note the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>

Planning

The premises are understood to have an 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 the local planning authority that their use is acceptable under these changes.

Lease Terms

The property is available on a new lease for a term of years to be agreed.

Rent

£17,750 pa. VAT status TBC.

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease, which will depend on the overall lease terms considered.

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 £13,000 Small business rate relief should be applicable

Energy Performance Certificate

Upon Enquiry

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