

SMC
Brownill
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To Let



Ground floor retail unit located on Ecclesall Road,
Sheffield

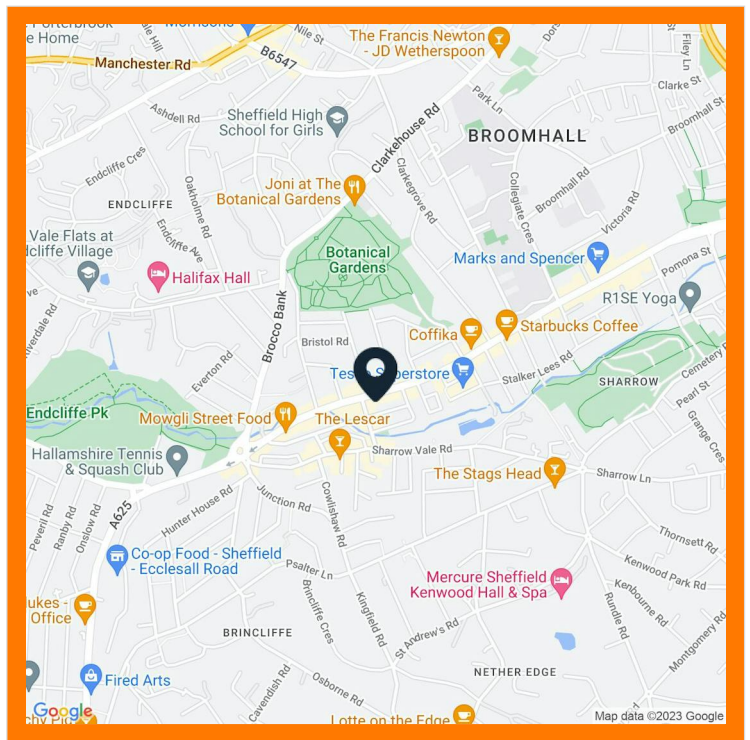
£24,000 per annum plus VAT

545 Ecclesall Road, Sheffield, S11 8PR

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- Ground floor retail unit most recently used for hair and beauty use
- Located on Ecclesall Road close to it's junction with Hickmott Road – popular retailing location with high pedestrian footfall
- Class E use – potential for a variety of uses (STP)
- Nearby occupiers include Sainsburys, Freestylers, Monkbar, Nonnas, and various local and national traders
- Available on a new lease



Description

The property comprises a ground floor retail premises. Internally the property includes a sales area, rear treatment rooms / stores, kitchenette and WC facilities. The property could be reconfigured to provide a more open plan layout depending on ongoing tenant requirements. The property includes air conditioning, tiled flooring, combination of spot and strip lighting, decorated walls and ceilings, internal security shutter and shop window frontage.

Location

The property is located on Ecclesall Road in south west Sheffield. The property is located on Ecclesall Road section close to it's junction with Hickmott Road. This location is approximately 1.5 miles from Sheffield city centre and approximately 300m from Hunters Bar roundabout.

Ecclesall Road is south west Sheffield's premier suburban retailing area with a variety of national and local traders, including Sainsburys, Nonna's, Lost and Found, TRIB3, Oxfam, Zaap Thai, Nando's and many more. There is off street parking available on Ecclesall Road and the nearby side streets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	799	74.23
Total	799	74.23

Planning

The premises are understood to have 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 new changes.

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 545, Ecclesall Road, Sheffield, S11 8PR

Description: Shop and premises

Rateable Value: £26,000

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £10,000 per business. This is extended until 2025. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

Lease Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed. Suitable incentives are available for the right tenant.

Rent

£24,000 per annum. We are informed VAT is payable on the rent.

Rent Deposit

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

Business Rates

Further information is available upon request

Energy Performance Certificate

D (77)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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