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To Let



Ground Floor Retail Premises with Substantial Shop
Window Frontage to Infirmary Road, Sheffield

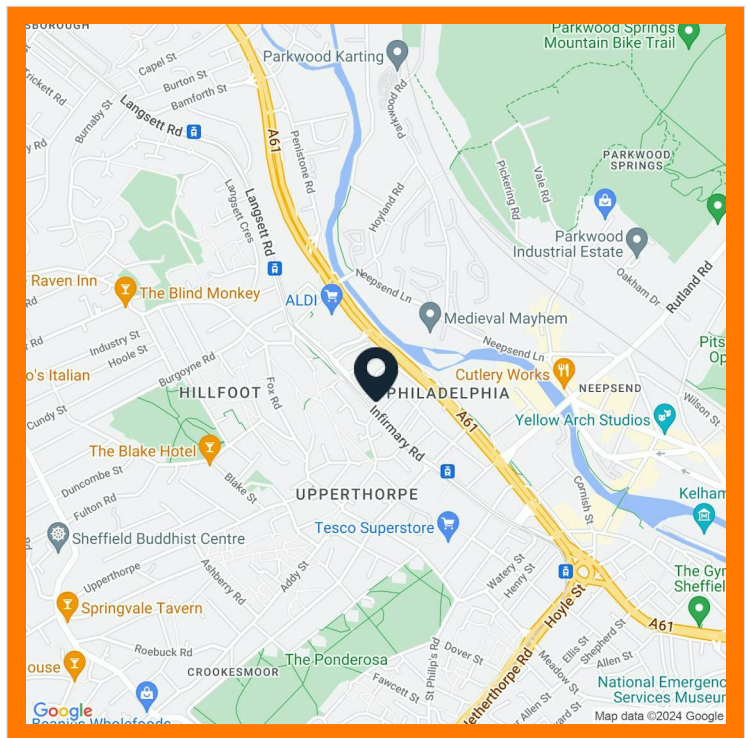
£15,250 per annum

204-208 Infirmary Road, Sheffield, S6 3DJ

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- Ground floor retail premises located on Infirmary Road, Sheffield (close to Shalesmoor, Kelham Island, Ring Road, etc)
- Excellent shop window frontage to Infirmary Road, Sheffield
- Suitable for Retail / Class E uses – ideal for a specialist retailer / service business
- Small business rate relief should apply
- Available on a new lease



The available accommodation comprises a ground floor retail premises with extensive shop window frontage to Infirmary Road. The property is effectively three shop units combined as a large mainly open retail space. The premises benefits from WC and kitchenette facilities to the rear of the central unit. The unit benefits from suspended ceilings, carpets, security shutters, shop window frontage, multiple front door access, and radiators.

Location

The property is located on Infirmary Road in Sheffield. Infirmary Road runs parallel to Penistone Road and is in close vicinity to Sheffield city centre ring road. The property is a key route in and out of the city centre from Hillsborough and Sheffield's northern suburbs. The property is located within walking distance to Shalesmoor, Kelham Island, Sheffield city centre ring road and is approximately 1.8 miles from Sheffield city centre.

Within the wider area there are a number of new residential schemes especially in the areas closer to the Sheffield city centre ring road. Along Infirmary Road there are a variety retail occupiers including a beauty salon, tattoo studio, barbers, takeaway and various other specialists retailers. There is a Tesco Superstore located close by on Montgomery Terrace Road.

The accommodation comprises the following areas:

Name	Description	sq ft	sq m
Ground	-	1,460	135.64
Total		1,460	135.64

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

Description: Shop and premises

Rateable Value: £12,000

The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes

The property is understood to have an established A1 Retail Use (now Class E). The property would be suitable for a variety of retail / Class E uses, although we would advise interested parties to verify their use is suitable with Sheffield planning authority.

The property is available on a new lease on terms to be agreed.

£15,250 per annum. We are informed VAT is not payable on the rent.

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

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Further information is available upon request.

Upon Enquiry

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

further information

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