

SMC
Brownill
Vickers

To Let



Ground Floor Commercial Premises located in
Bradway area of Sheffield

£12,750 per annum

300 Twentywell Lane, Bradway, Sheffield, S17 4QH

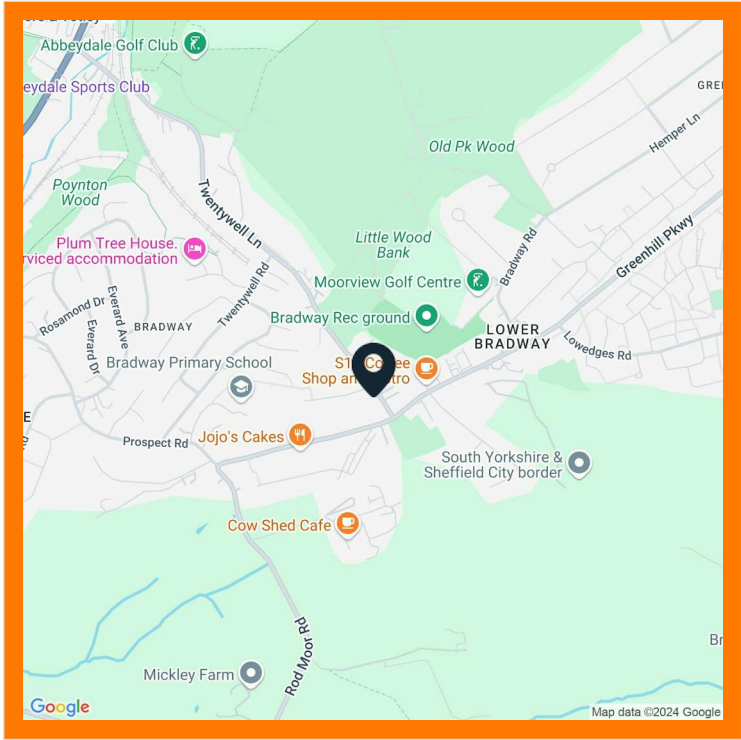
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor commercial unit
- Popular suburban retail parade in South West Sheffield
- Most recently used a dog grooming parlour - may be suitable for a variety of uses (stp)
- Public parking available to the front of the property
- Available on a new lease



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property comprises a ground floor retail premises benefiting from double window frontage. Internally the property includes a front sales area, rear sales, storage area, kitchenette area and WC facilities. The property has been most recently used a dog grooming business and could be suitable for a variety of retail / service business uses (STP).

There is front public parking on this section of Twentywell Lane.

Location

The property is located on Twentywell Lane in Bradway, south west Sheffield. The property is located within a busy parade of shops including Hays Travel, Bradway Quality Meats, Made You Look (Beauty Salon), AgeUK Sheffield, and Baker's Chippy. There is ample off street parking located on Twentwell Lane.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front sales area	399	37.07
Ground - Rear sales area	259	24.06
Ground - Kitchenette	63	5.85
Total	721	66.98

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 300, Twentywell Lane, Sheffield, S17 4QH
Description: Shop and Premises
Rateable Value: £12,000

Small business rates relief should apply. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Lease Terms

The property is available on a new lease (minimum 3 year lease or longer). Available from March 2025.

Rent

£12,750 pa (paid monthly or quarterly). We are informed VAT is NOT payable.

Rent Deposit

The landlord will seek a rent deposit (ideally minimum 3 month rent deposit) to be held over the terms of the lease.

Identity Checks

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.

Business Rates

Further information is available upon request.

Energy Performance Certificate

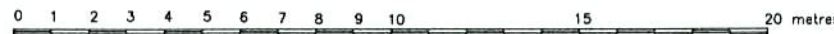
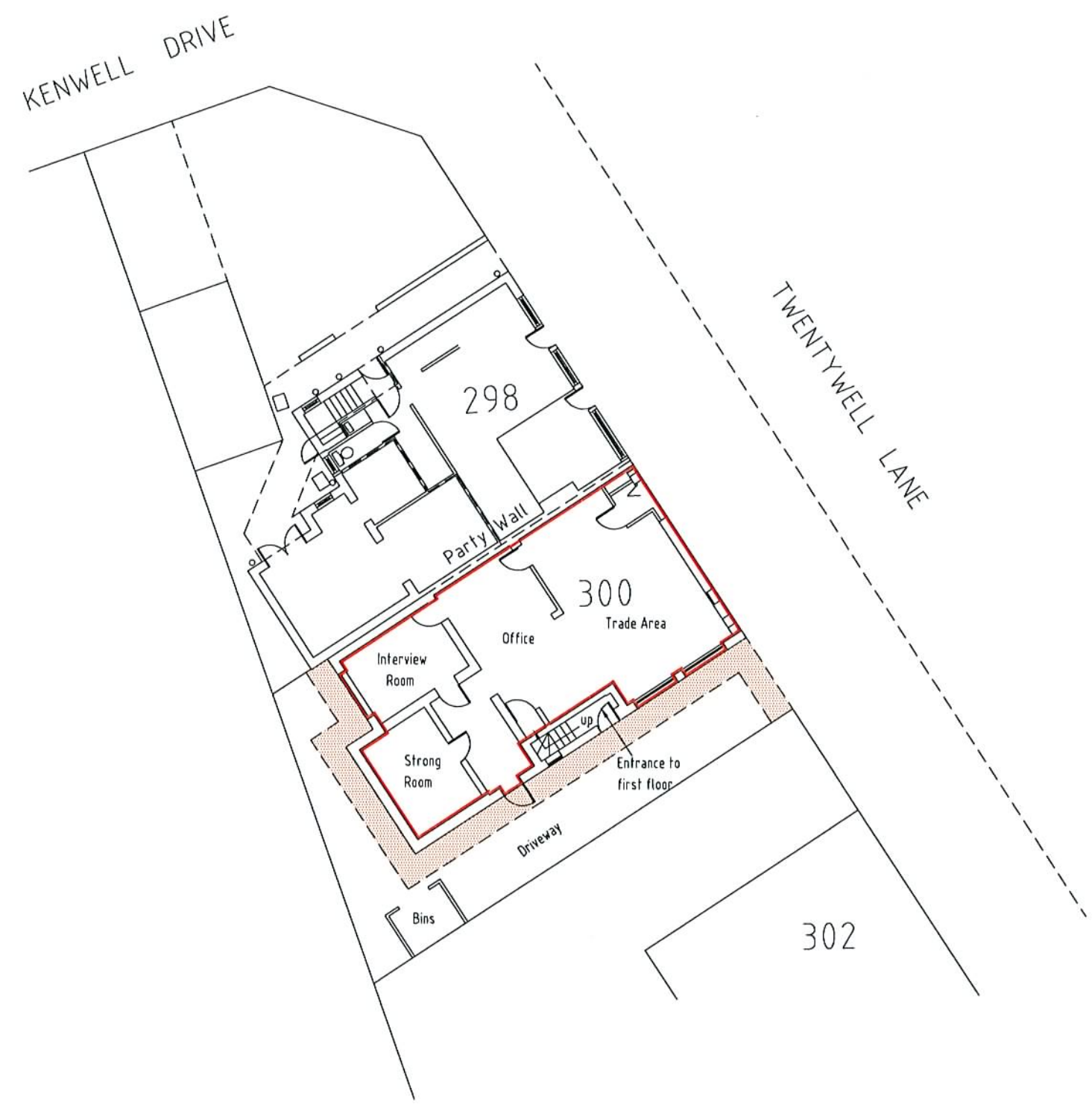
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Viewing

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

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

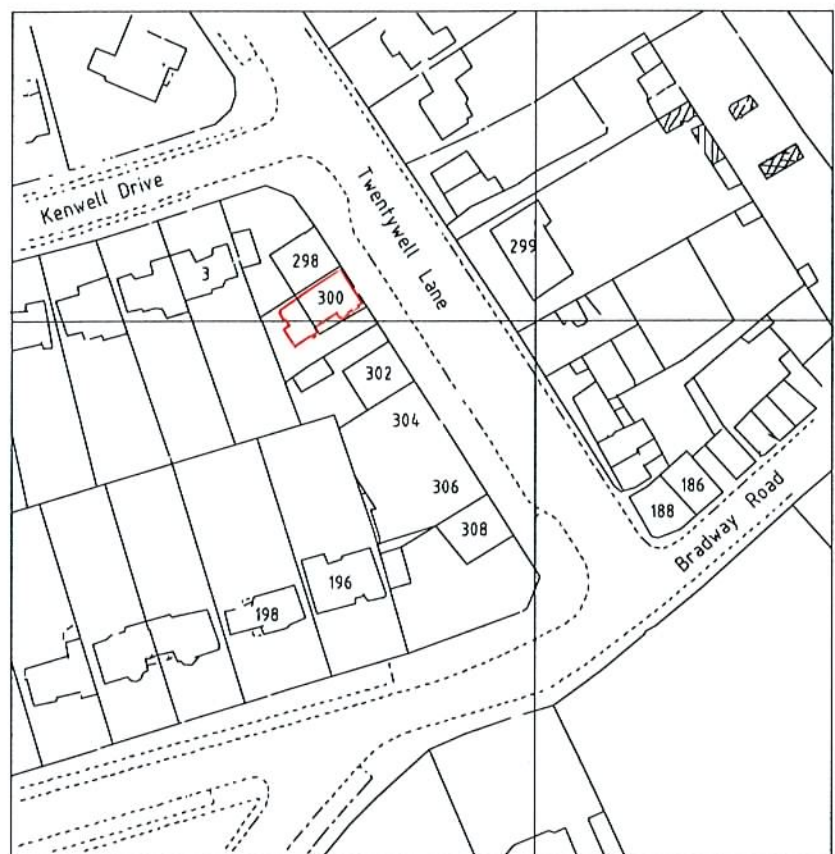
Plan Referred To:



This plan is based upon drawings supplied by client. Survey not carried out.

LAYOUT OF UPPER FLOOR NOT SHOWN

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LOCATION PLAN
SCALE 1:1250

REV.	DATE	AMENDMENT
CLIENT Robert & James White		
TITLE Lease of Ground Floor 300 Twentywell Lane Sheffield S17 4QH		
ALAN ROWLEY FRICS Chartered Surveyor 1 Mountain Row Crane Moor Nook Sheffield S35 7AN Tel. 0114 288 2595 AutoCAD LT97 Licence No: 610-00106975		
SCALE 1:200		DATE 10 Sept 2013
DRAWING No. 16639		DRAWN AR
		REV.

