SMC Brownill Vickers

# To Let

## Ground Floor Offices located in Grenoside, North Sheffield

## £9,000 per annum

9 Queensgate, Grenoside, Sheffield, S35 8QL

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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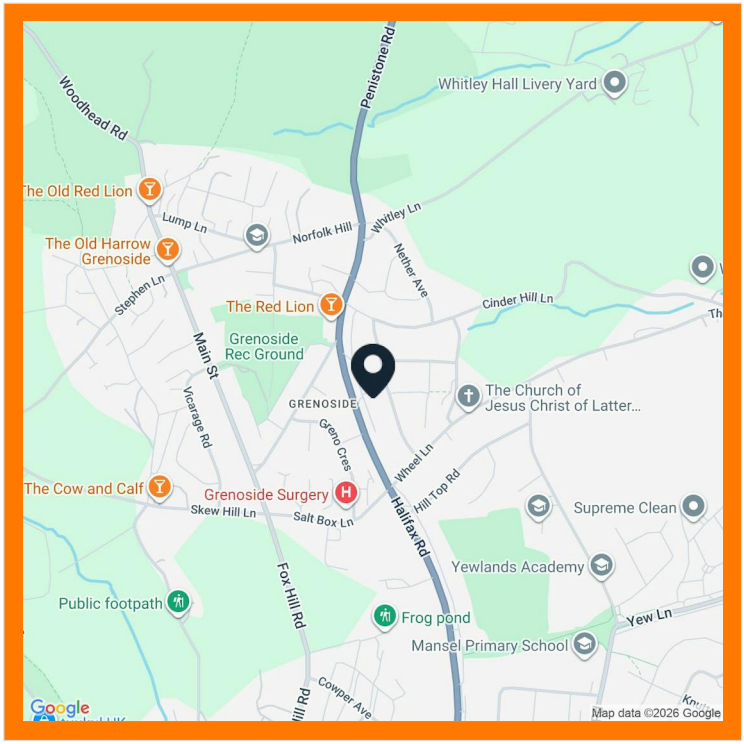
- Ground floor offices
- Located in Grenoside area of North Sheffield
- Available a new flexible lease / agreement
- Small business rates relief should apply

SMC Brownill Vickers




## Description

The available accommodation is ground floor offices within a two storey terrace building. The office was fully fitted out in approximately 2021 and includes carpeting, double glazed windows, decorated walls, strip lighting, and radiators. Internally the space is configured as a kitchen, WC facilities, office room, front office room, and a further relatively larger front office room. There is a boiler located in the kitchen.

There is a driveway parking area and there is reasonable access to off street parking in this location.

## Location

The property is located on Queensgate in the Grenoside area of North Sheffield. The property is well served for access onto Halifax Road / Penistone Road (A61), which provides access to north Sheffield suburbs and Sheffield city centre. Hillsborough is approximately 3 miles away and Sheffield city centre is approximately 5 miles away.

The property is located on eastern side of Grenoside village. Notable amenities nearby include The Red Lion public house, Grenoside Surgery and Grenoside Pharmacy, Grenoside Recreation Ground & Grenoside Park, with further shops and amenities in the main village centre (approximately 10 minute walk).

Bus route number 86 is the main service, running between Sheffield city centre, Grenoside and Chapeltown. The nearest stop from the property is approximately a 3 minutes walk.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|---|---|---|
| Ground - Front Office / Meeting Room | 120 | 11.15 |
| Ground - Front Office / Main Office | 212 | 19.70 |
| Ground - Office Room | 67 | 6.22 |
| Ground - Kitchen | 165 | 15.33 |
| **Total** | **564** | **52.40** |

## Rateable Value

The property will have to be re-assessed for business rates, however given the current assessment includes the ground floor and first floor is £7,300, we anticipate an assessment for just the ground floor will be within the small business relief threshold.

## Lease Terms

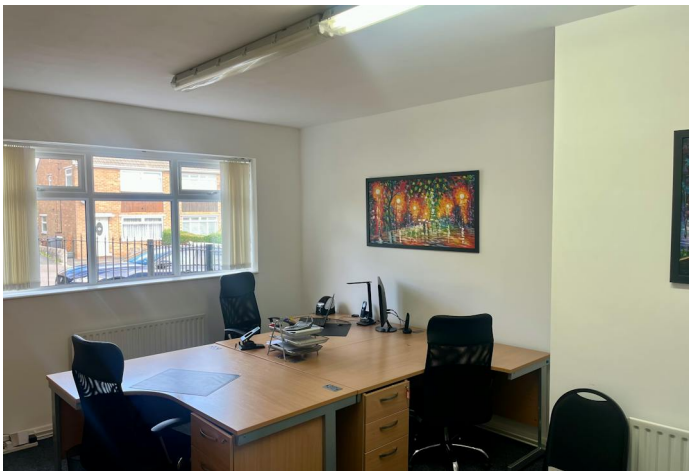
The property is available on a new lease / agreement, ideally for a minimum of 2 years. The tenant will be responsible for their own utilities (electricity, gas, & water) and any phone / internet usage.

## Rent

£9,000 pa. Rent paid monthly or quarterly. VAT status tbc.

## Energy Performance Certificate

Upon Enquiry

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

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