



481 Glossop Road

Sheffield, S10 2QE

**Smart small retail unit
prominently located in the
thriving shopping district of
Broomhill**

273 sq ft
(25.36 sq m)

- Self contained retail unit
- Prime corner location on Glossop Road, Broomhill
- Suitable for a variety of uses - subject to planning
- Currently partitioned to comprise 3 areas, but could be opened up to accommodate tenant's business
- Kitchen and WC facilities
- Basement space for storage

481 Glossop Road, Sheffield, S10 2QE

Description

A prime self contained retail unit in the heart of Broomhill. The unit comprises the following:

- a ground floor retail unit (most recently used as a beauty salon)
- currently configured to provide 3 treatment rooms but could be opened up/alterred to accommodate the tenant's business requirements
- kitchen and WC space to the rear
- basement storage area

Suitable as retail, office, restaurant, clinic/health space or other use (subject to planning).

Location

The unit occupies a prominent corner position and is situated in the heart of Broomhill on Glossop Road, with a number of high quality and popular businesses in close proximity (including Morrisons, Sainsbury's, Costa Coffee, Boots, Williamsons Hardware, etc).

The location also benefits from a high level of passing trade, both on bus, foot and by car, and is particularly frequented by Sheffield's large student population.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	273	25.36	Under Offer

Availability

The property is available to let by way of a new FRI lease.
The rent is £8,000 per annum exclusive of rates, VAT and all other outgoings.

Viewing/Further information

Please contact Tim Bottrill or our joint agent Rob Darrington @ CPP



Summary

Available Size	273 sq ft
Rent	£8,000 per annum
Rateable Value	£8,400
EPC Rating	Upon enquiry

Viewing & Further Information



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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 06/10/2025

