COlloco.



# 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

0114 299 3121 colloco.co

## 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/altered 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.

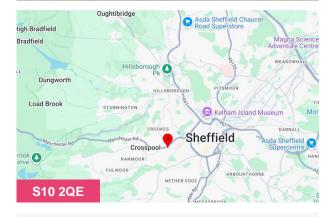
The rent is £8,000 per annum exclusive of rates, VAT and all other outgoings.

### 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

Occupants should be able to apply for small business rates relief (subject to

status)

**EPC Rating** Upon enquiry

# Viewing & Further Information

tim@colloco.co



**Tim Bottrill** 0114 299 3121 | 07810 865561

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









