

SMC
Brownill
Vickers

To Let



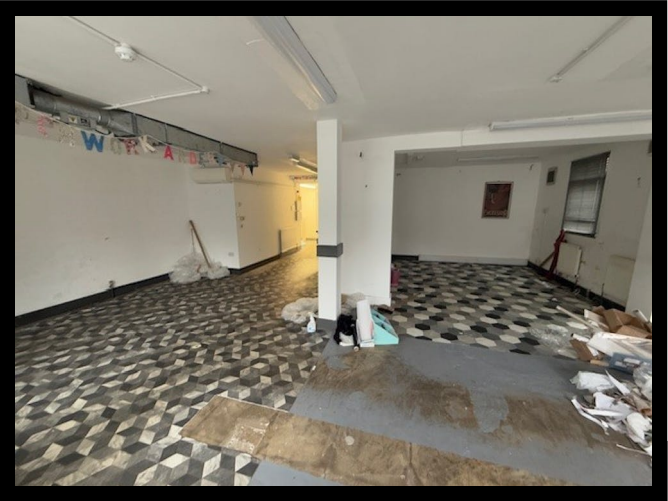
Ground floor retail plus stores & basement
£16,000 per annum

771 Abbeydale Road, Sheffield, S7 2BG

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

smcbrownillvickers.com

- Prominent corner position within a busy retail location in south west Sheffield.
- Suitable for a variety of uses
- Small business rates relief should apply for new tenant
- Available on a new lease



Description

The accommodation consists of a ground floor commercial premises with a basement beneath, within an end terrace building. The property was most recently trading as a retail premises . The upper floors are separately accessed and let as residential accommodation.

The available accommodation comprises main retail space, store rooms, male and female WC's and a basement storage.

There is free off street parking available widely nearby.

Location

The property is located at the corner of Abbeydale Road (A621) with Grasmere Road, which is one of the main arterial routes leading to and from Sheffield City Centre. Located less than 2 miles south of Sheffield City Centre and is within a local suburb of retailers and commercial occupiers primarily serving the residential areas of Netheredge and Abbeydale. Abbeydale Road is home to a wide variety of local independent traders including restaurants, cafes, and various other retail uses. Nearby occupiers include Abbeydale Supermarket, Kia's Pastaria, and 765 Dental Care.

Accommodation

The accommodation comprises the following areas:

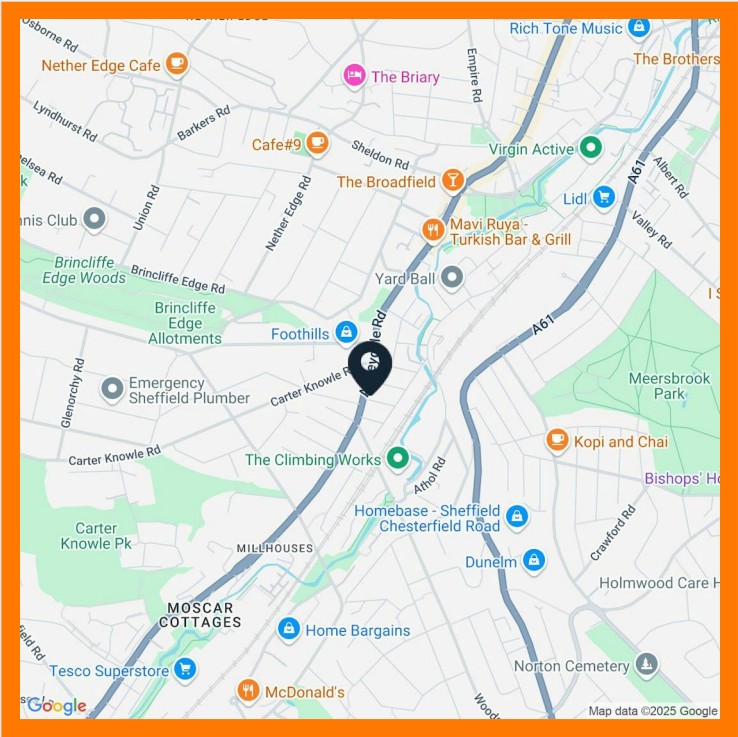
Name	sq ft	sq m	Availability
Ground - Front Retail Areas	580	53.88	Let
Ground - Rear Office Areas	117	10.87	Let
Ground - Store	49	4.55	Let
Ground - Kitchen	84	7.80	Let
Ground - Strong Room	128	11.89	Let
Basement	347	32.24	Let
Total	1,305	121.23	

Rating Assessment

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

Address: 771 Abbeydale Road, Sheffield, S7 2BG
Description: Shop and premises
Rateable Value: £9,500

An



incoming tenant should qualify for Small Business Rate Relief. We would suggest interested parties make their own enquiries with the Local Authority for verification purposes.

Rent

£16,000 pa. VAT is not payable on the rent.

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

Rateable Value of £9,500 based on 2023 valuation.

Energy Performance Certificate

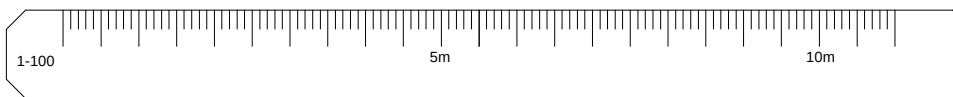
E (110)

Isaac Clayton
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Ground Floor Plan



0845 519 0640
www.justplans.net
direct line 1: 01444 226 331
direct line 2: 01273 311 229
email: j.smith@justplans.net
46A Keymer Road, Hassocks,
West Sussex, BN6 8AR

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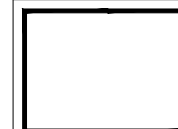
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Scale 1-100

Paper Size: A4



Abbeydale Road

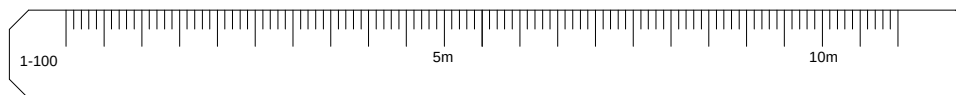
769

Grasmere Road

5



Basement Floor Plan



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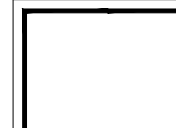
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Abbeydale Road

769

Grasmere Road