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To Let



Ground Floor Retail Premises (with restricted height basement storage) in Hillsborough's main retailing area

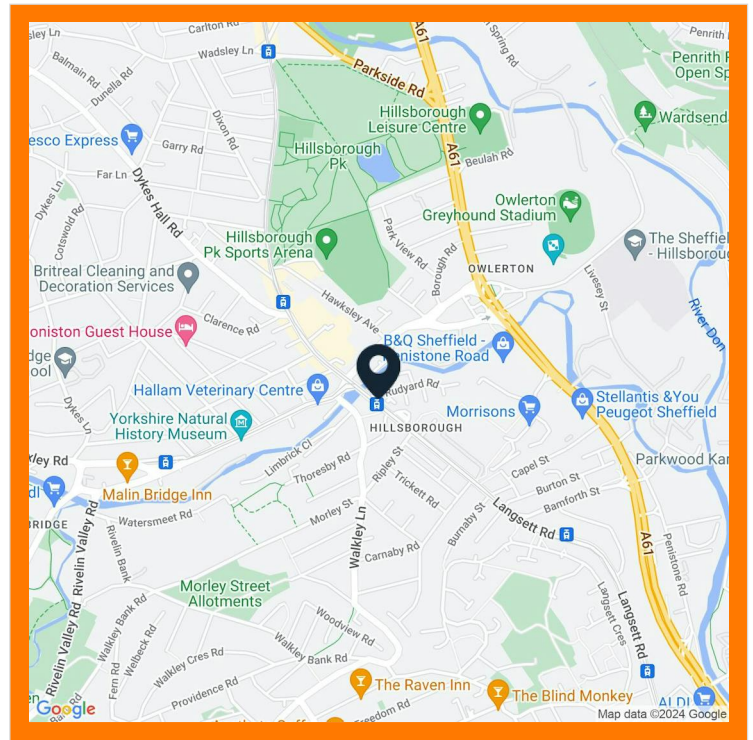
£15,950 per annum

552-554 Langsett Road, Hillsborough, Sheffield, S6 2LX

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- Ground floor retail premises with restricted height basement space
- Busy retailing location in Hillsborough, Sheffield
- Previously occupied with adjoining unit by Costa - potentially suitable for a wide range of retail (Class E) uses
- Rear loading possible via side road
- Available on a new lease



Description

The available accommodation comprises a ground floor retail premises and basement storage (restricted height) within a mid terrace building of traditional construction.

The accommodation includes a ground floor sales area, rear kitchenette / preparation and storage areas, WC (disabled access) and basement storage (restricted height). The property benefits from water, electricity and drainage.

There is customer access via a main front door, and a rear door providing loading access via the external yard to the side road (Rudyard Road).

Location

The property is located on Langsett Road in the suburb of Hillsborough which is approximately 3 miles north of Sheffield city centre. This part of Langsett Road is at the top end of Langsett Road closest to Middlewood Road, which is the main retail centre in Hillsborough.

The area is a busy retailing area with various nearby occupiers including Morrisons, Subway, Wetherspoons, The Beer House, and various other restaurants, takeaways, and many other local retailers. The property is located on a tram stop and attracts a high amount of footfall as it provides a link from Hillsborough Barracks / Morrisons to Middlewood Road.

Rating Assessment

The property would need to be reassessed for rates purposes. We would encourage interested parties to verify the potential rates payable with the local rates office on 0114 273 4318.

Planning

The premises are understood to have an A1/A3 consent. Under the changes to the Use Class Order effective from 1st September 2020, we understand that these premises now benefit from an E class planning consent. This allows the premises to be used for the former A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (offices), and D1 (clinics, health centre and day nursery) uses, without the need for a change of use.

Interested parties are advised to satisfy themselves with the local planning authority that their use is acceptable under these changes.

Lease Terms

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£15,950 per annum. We are informed VAT is NOT payable on the rent

Rent Deposit

The landlord will seek a rent deposit to be held over the term of the lease, which will depend on the overall lease terms considered.

Business Rates

Further information is available upon request.

Energy Performance Certificate

D (83)

Viewing

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

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