



7 Hillsborough Road, Sheffield, S6 4JL

Newly refurbished lock up shop in popular Hillsborough location

Summary

Tenure	To Let
Available Size	1,035 sq ft / 96.15 sq m
Rent	£10,000 per sq ft
Rateable Value	£6,400 100% SBRR available to qualifying tenants
EPC Rating	C (65)

Key Points

- Electric security shutters
- True turn-key opportunity
- Suitable for other uses including office, cafe, restaurant
- Fully refurbished to a good standard
- Affordable shop premises
- Open plan retail space to ground floor

Description

The property comprises a traditionally constructed two storey end terraced property of brick elevations beneath a pitched slate covered roof. The premises has recently been full renovated to a good standard having been rewired, fully plastered and painted, and benefits from a new aluminium framed glazed shopfront, which leads to an open plan retail space featuring LED lighting, smoke detectors, alarm system and electric wall heaters.

The first floor provides a generous office/storage room to the front, with kitchen area with newly fitted wall and base units to the middle and W/C suite to the rear. Additionally there is further storage available to the basement.

Location

The property is situated in a prominent town centre location along Hillsborough Road, which is a popular and established retail location in the Hillsborough area of Sheffield.

Other nearby operators include Betfred, Subway, Barclays Bank, and Specsavers opticians. The property forms part of a parade containing Ayla Cafe, Fishers Pet Store and Robert D Salon.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Retail space	325	30.19
1st	Storage	203	18.86
1st	Office/storage	220	20.44
1st	Kitchen area	84	7.80
Basement	Storage	203	18.86
Total		1,035	96.15

Terms

The premises are available by way of a new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

Business Rates

Rateable Value (2026 List) - £6,400

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable and any relief available based on their individual circumstances.

VAT

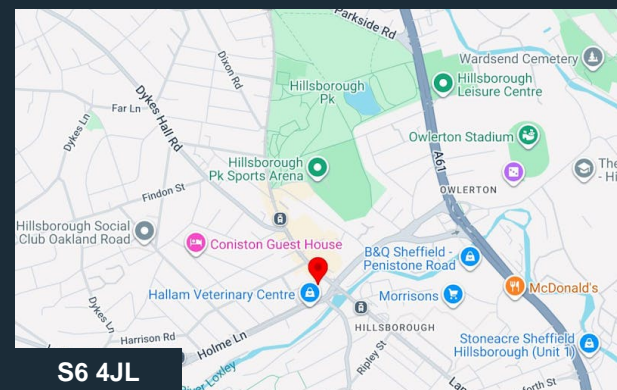
We understand that VAT is not applicable to this property.

Services

We understand that mains electric, water and drainage are connected to these premises.

Legal Costs

Each party are to be responsible for their own costs incurred in this transaction



Viewing & Further Information



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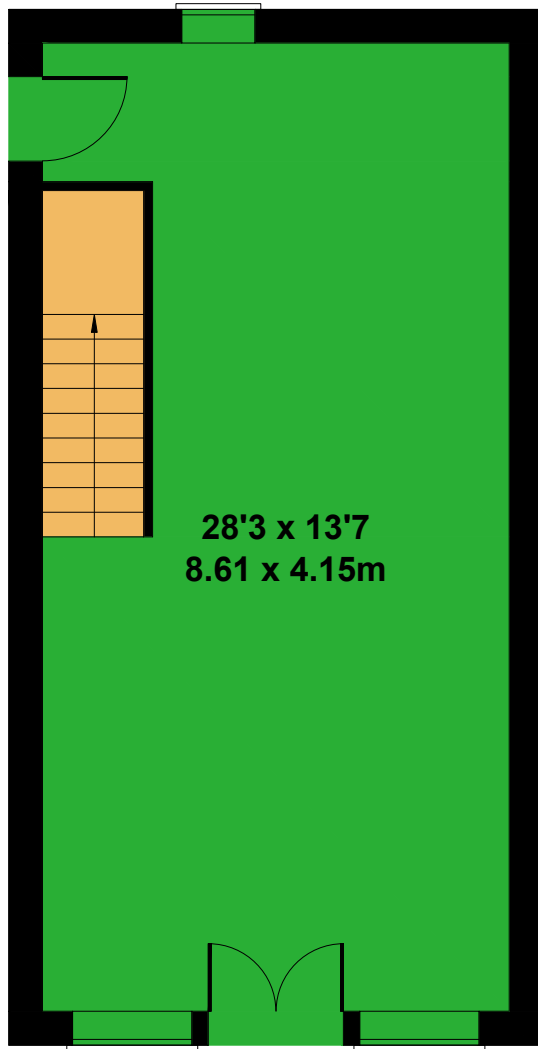
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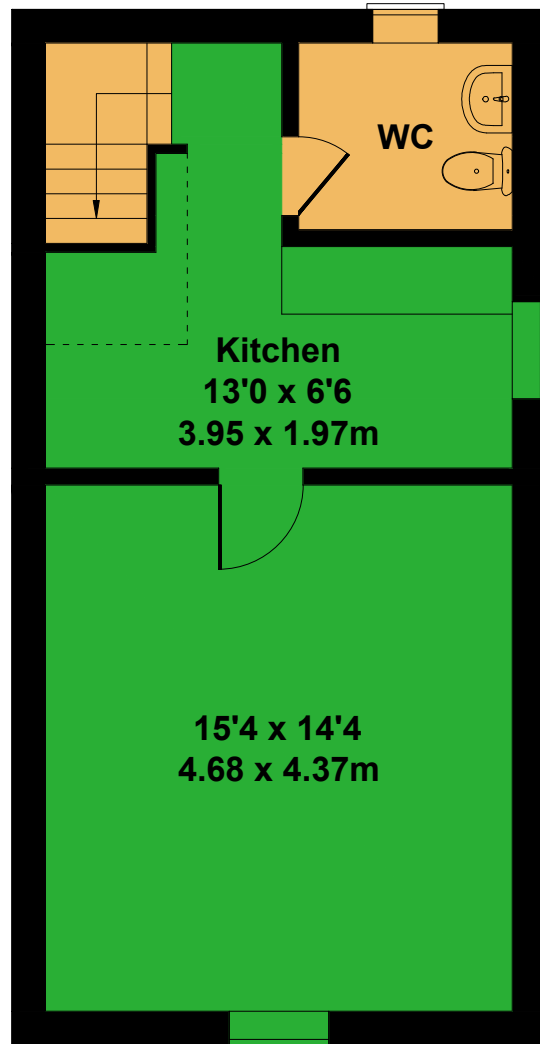


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Approximate Gross Internal Area
764 sq ft - 71 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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