SMC Brownill Vickers

To Let



Ground floor retail unit with detached rear store in the Woodseats area of Sheffield

£10,500 per annum

12 Meadowhead, Woodseats, Sheffield, S8 7UD

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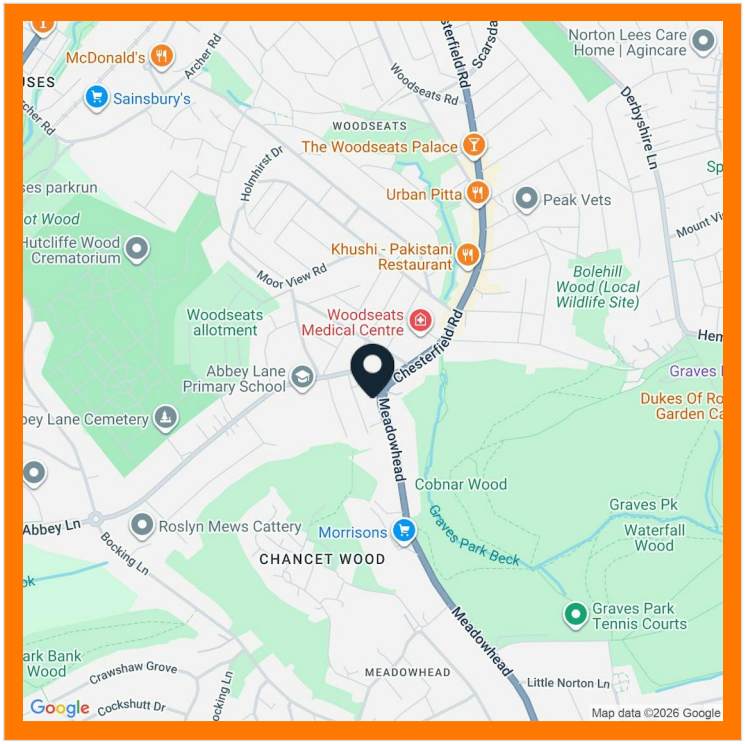
- Ground floor retail unit in the established Meadowhead / Woodseats local shopping area
- Open-plan sales area of approximately 488 sq ft with a full-height glazed shop frontage plus detached rear store
- Busy main road position with good passing traffic, a bus stop outside and on-street parking
- Most recently a kitchen and bedroom showroom, suitable for a variety of retail and Class E uses (STP)
- Available on a new lease

RICS®

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Description

The property is a ground floor lock-up shop unit within a two storey parade, most recently used as a kitchen, bedroom and home office furniture showroom.

The ground floor provides a mainly open-plan sales area. The specification includes a full-height glazed aluminium shop front, recessed spotlights, vinyl tile flooring, painted walls and electric panel heating, with a rear door to a rear yard.

To the rear is a detached single storey store with uPVC door and windows, wood-effect laminate flooring and spotlights, together with external WC facilities. The store would suit storage, stock or workshop use.

The property benefits from electricity, water and drainage. There is no gas.

Location

The property is located on Meadowhead, close to where it meets Abbey Lane and Chesterfield Road in the Woodseats area of Sheffield, approximately 3 miles south of the city centre.

This is a busy retailing area with good footfall and passing traffic. There are a number of national and local occupiers nearby, including KFC, Papa John's, Woodseats Medical Centre, The Abbey public house, estate agents and a range of independent retailers.

Accommodation

Ground floor sales area – 45.38 sq m (488 sq ft)
External store – 37.62 sq m (405 sq ft)
Total – 83.00 sq m (893 sq ft)

Measured on a net internal basis in accordance with the RICS Code of Measuring Practice.

Rateable Value

The property is listed on the Valuation Office Agency website as "Shop and premises" with a rateable value of £10,250 (from 1st April 2026). Interested parties are advised to make their own enquiries with Sheffield City Council to verify the rates payable and any relief available (small business relief could be available depending on tenant status).

Planning

We understand the property benefits from an established use within Class E. Interested parties should make their own enquiries with Sheffield City Council regarding their proposed use.

Lease Terms

The property is available on a new lease for a term of 5 years, or 6 years with a tenant break option at the end of year 3, on terms to be agreed.

Rent Deposit

The landlord will require a rent deposit, to be held for the term of the lease.

Rent

£10,500 per annum exclusive. No VAT is payable on the rent.

Identity Checks

In accordance with Anti-Money Laundering Regulations, the successful tenant will be required to provide proof of identification and address.

Business Rates

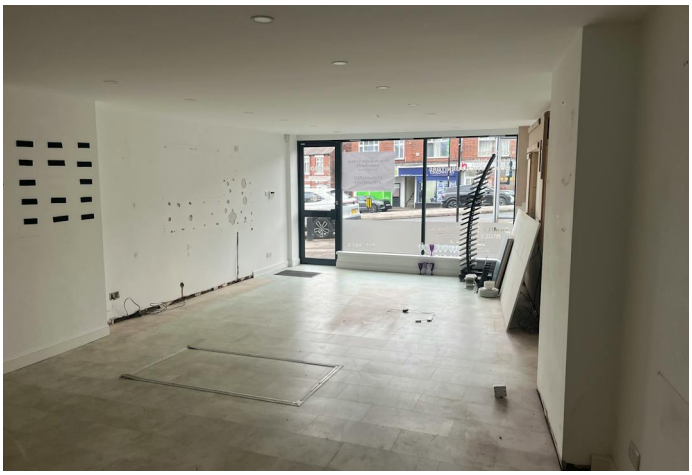
Rateable Value of £10,250 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

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