



**387-389 Ecclesall Road**

Sheffield, S11 8PG

**PROMINENT  
RETAIL/LEISURE PREMISES**

**3,068 sq ft**  
(285.03 sq m)

- Suitable for various uses (STP)
- Popular location
- Double fronted unit



## Summary

<b>Available Size</b>	3,068 sq ft
<b>Rent</b>	£42,500 per annum
<b>Rates Payable</b>	£24,326.25 per annum
<b>Rateable Value</b>	£48,750
<b>VAT</b>	Not applicable. The property is not elected for Vat
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (57)

## Description

The property comprises a brick-built double fronted retail unit with ancillary accommodation on two upper floors. The ground floor comprises a large sales area, the rear part being on a raised ground floor level with a large timber framed bay window to the front. A w/c is located at the rear. The first and second floors offer storage, kitchenette and office space. The shop area benefits from air conditioning. On street parking is available to the front of the premises.

## Location

Situated approximately 1 mile south-west of Sheffield city centre, the property is prominently located on Ecclesall Road (A625), one of Sheffield's prime retail/leisure pitches. This location is popular with both students and local residents. Other occupiers in the vicinity include Oliver Bonas, M&S, Starbucks, Domino's and KFC.

## Accommodation

Name	sq ft	sq m
Ground - Sales	1,460	135.64
1st - Storage/Ancillary	980	91.04
2nd - Storage/Ancillary	628	58.34
<b>Total</b>	<b>3,068</b>	<b>285.02</b>

## Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £42,500 per annum exclusive of business rates, insurance, utility costs and any other outgoings.

## Planning

We understand the premises currently benefit from Use Class E however recommend interested parties to enquire via the local authority. Other uses may be permitted subject to planning.



## Viewing & Further Information



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created on **edozo**

Plotted Scale - 1:1,250