SMC Brownill Vickers

To Let

Ground Floor Retail / Hot Food Premises in Heeley area of Sheffield

£9,750 per annum

254 Gleadless Road, Heeley, Sheffield, S2 3AH

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- Ground floor commercial unit most recently utilised for Hot Food Takeaway Use
- Suburban parade located in the Heeley area of Sheffield - CO-OP is located close by as well as various local shops and pubs
- Small business rate relief should apply
- Available on a new lease

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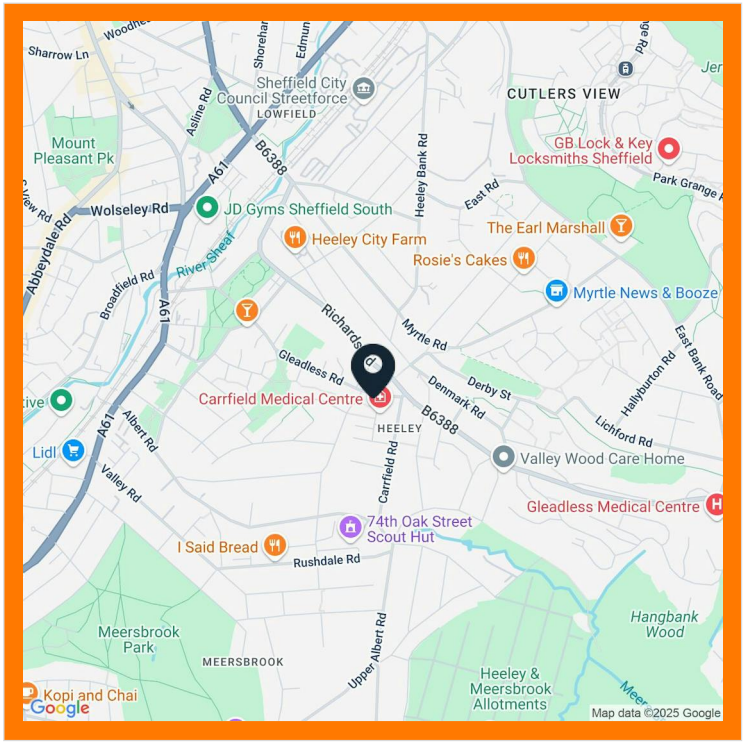

Description

The subject property is the ground floor part of a two storey plus attic brick built terraced property. The ground floor was most recently used as hot food takeaway use although may be suitable for a variety of retail uses.

The ground floor includes a front sales area, with rear store / preparation areas, and off-shot kitchen and WC. There is also access to the rear yard from this area. We are informed the property benefits from electric, gas, drainage and water split off from the flat.

Location

The subject property is located on Gleadless Road which is approximately approximately 1.5 miles south of Sheffield city centre in the Heeley area of Sheffield. The property is within a local shopping parade which services the surrounding residential population. The property is close to Co-op Food, Fish Bar, Medical centre, and various other retailers and pubs.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	201	18.67
Ground - Rear Store Area	157	14.59
Ground - Store	28	2.60
Ground - Kitchen	34	3.16
Total	**420**	**39.02**

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 254, Gleadless Road, Sheffield, S2 3AH
Description: Shop and premises
Rateable Value: £3,850

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Lease Terms

Available on a new lease on terms to be agreed.

Rent Deposit

The landlord will seek a 3 month rent deposit to be held over the terms of the lease.

Rent

Rent: £9,750 per annum. VAT status tbc.

Business Rates

Rateable Value of £3,850 Small business rate relief should apply

Energy Performance Certificate

C (59)

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