SMC Brownill Vickers

0114 2669119

To Let

Ground floor retail unit located on Ecclesall Road in south west Sheffield

£15,000 per annum

547 Ecclesall Road, Sheffield, S11 8PR

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- Ground floor retail unit most recently used as male hairdressers (Class E Use - potential for a variety of uses (STP))
- Located on Ecclesall Road close to it's junction with Hickmott Road
- Nearby occupiers include Sainsburys, Monkbar, Nonnas, and various local and national traders
- Popular retailing location with high pedestrian footfall
- Available on a new lease

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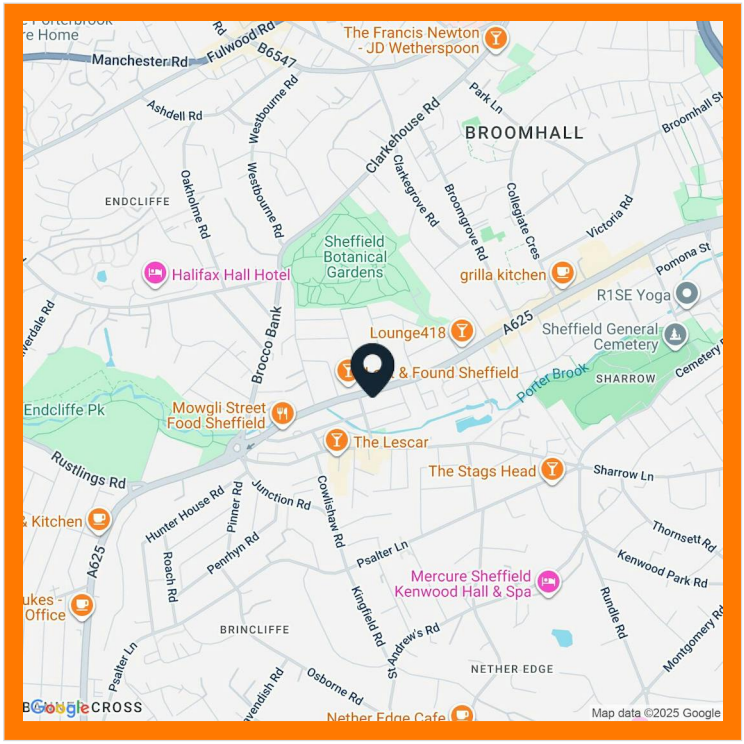

Description

The available accommodation is a ground floor retail unit with a modern glazed shopfront, providing excellent visibility onto one of Sheffield's busiest trading streets. Internally the space includes an open-plan sales area with a central treatment room, with spot and strip lighting, decorated walls, and wooden tiled / laminate flooring. To the rear is a kitchenette and WC facilities. The layout could be reconfigured for a variety of retail / Class E uses.

Location

The property is located on Ecclesall Road, close to the junction with Hickmott Road, approximately 1.5 miles from Sheffield city centre and 300m from Hunters Bar roundabout.

Ecclesall Road is regarded as Sheffield's premier suburban retail and leisure destination, with a vibrant mix of national and independent occupiers including Sainsbury's, Nando's, Zaap Thai, Nonna's, Lost and Found, and TRIB3. The area benefits from good footfall, with a customer base drawn from students, young professionals, and families, with street parking nearby.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	376	34.93
Ground - Rear Area	56	5.20
Ground - Store	10	0.93
Ground - Rear Kitchen Area	56	5.20
Ground - WC and wash basin	29	2.69
Total	**527**	**48.95**

Rating Assessment

From the information obtained from the Valuation Office Agency website we understand the offices are is rated as follows:-

Address: 547, Ecclesall Road, Sheffield, S11 8PR
Description: Shop and premises
Rateable Value: £16,000

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here:
https://www.gov.uk/apply-for-business-rate-relief/retail-discount

Planning

The premises are understood to have an A1 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 Sheffield planning authority that their use is acceptable under these new changes.

Lease Terms

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

Rent

£15,000 PA. VAT status TBC.

Rent Deposit

A rent deposit will be held as a bond for security purposes.

Business Rates

Rateable Value of £16,000

Energy Performance Certificate

Upon Enquiry

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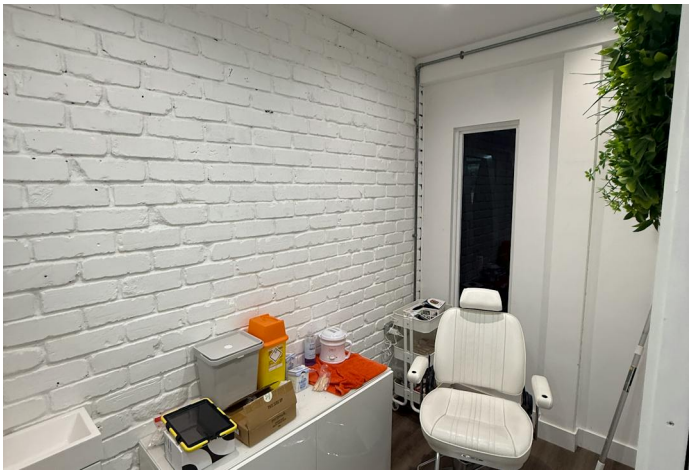
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