

SMC
Brownill
Vickers

To Let



Retail unit to let

£18,000 per annum

231 Crookes, Sheffield, S10 1TE

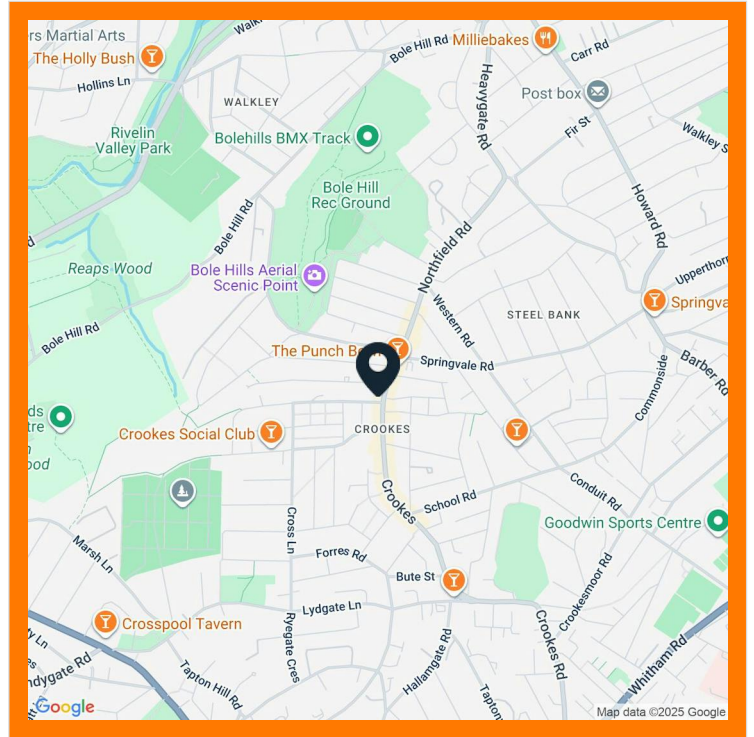
0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

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- Prominent Location in Crookes
- Within a popular residential suburb of Sheffield
- Approximately 2 miles west of Sheffield city centre
- Suitable for a variety of uses
- Previously occupied by Barnardo's



A company of values. Est 1884
Licensed & Leisure | Commercial | Residential



Description

The property provides a well laid out ground floor retail accommodation with a small ancillary storage area. The first floor provides a stock room together with a staff kitchen and WC facilities.

Location

The property is superbly located in Crookes, one of Sheffield's most popular suburban retail locations. A number of local and national retailers are represented on the main thoroughfare together with hot food takeaways, restaurants and Public Houses.

The surrounding area is very popular with students, young professionals and families. Crookes is approximately two miles from Sheffield city centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Sales	413	38.37	Available
Ground - Ground Floor Stock	127	11.80	Available
1st - First Floor Stock/Staff Room	365	33.91	Available
Total	905	84.08	

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all tenants. Prospective tenants will be required to provide certain identification documents.

Asking Terms

The property is available on a new lease basis on flexible terms at an initial rental of £18,000 per annum.

Business Rates

Rateable Value of £9,900

Energy Performance Certificate

Upon Enquiry

Isaac Clayton

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