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To Let



Ground Floor Cafe / Shop in Walkley area of
Sheffield - LET

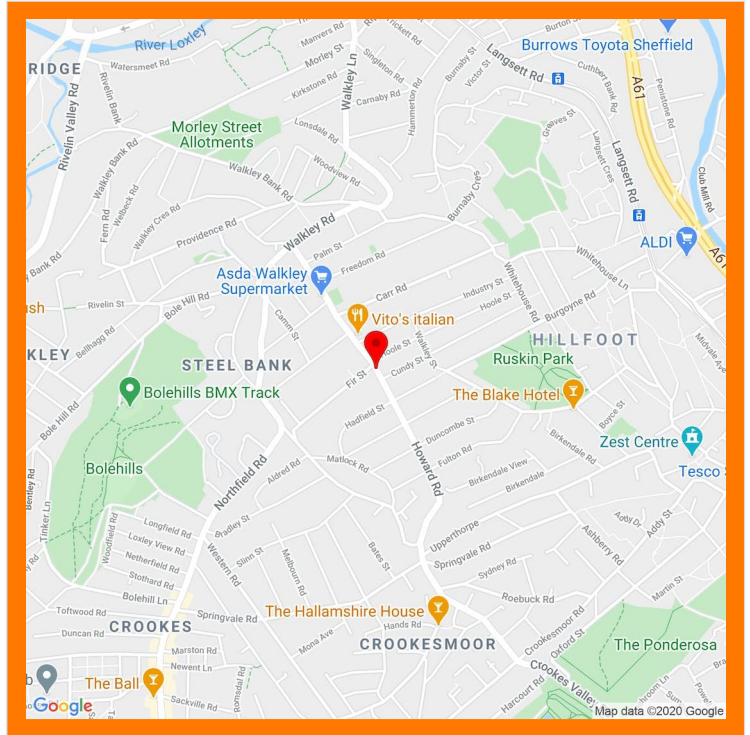
£8,400 per annum

282 South Road, Walkley, Sheffield, S6 3TB

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- Ground floor café / shop premises
- Located in the Walkley area of Sheffield
- Available on a new lease
- Small business rate relief should apply



Description

The property is corner positioned building of stone construction with an artificial slate roof. The available accommodation comprises a ground floor cafe / shop premises. The café includes a sales area, kitchen, store, and disabled WC with corner window frontage and gas central heating.

Location

The property is located in the Walkley area of Sheffield which is approximately 2 miles away from Sheffield city centre. The property fronts South Road on the corner with Industry Street. South Road boasts a variety of retail uses with residential to the side streets.

Accommodation

The building provides the following Net Internal Areas (NIA):

Cafe | Sq m | Sq ft
Sales Area | 32.41 | 349
Kitchen | 8.36 | 90
Store | 1.18 | 13
Disabled WC | 1
Sub-total | 41.96 | 451

Rateable Value

Based on information obtained from the Valuation Office Agency website the ground floor café is rated as

follows:-

Address: 282 South Road, Walkley, S6 3TB

Description: Shop and Premises

Rateable Value: £4,676

The property should qualify for Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Lease Terms / Rent

Available to let on a new lease at a rent of £8,400 pa. No VAT is payable on the rent.

Rent Deposit

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

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (62)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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