SMC Brownill Vickers

To Let

Ground Floor Commercial Premises with frontage to Infirmary Road, Sheffield

£9,500 per annum

Unit 176 Infirmary Road, Sheffield, S6 3DH

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

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- Ground floor commercial premises located on Infirmary Road, Sheffield (close to Shalesmoor, Kelham Island, Ring Road, etc)
- Suitable for Retail / Class E uses - ideal for a specialist retailer / service business
- Small business rate relief should apply
- Available on a new lease

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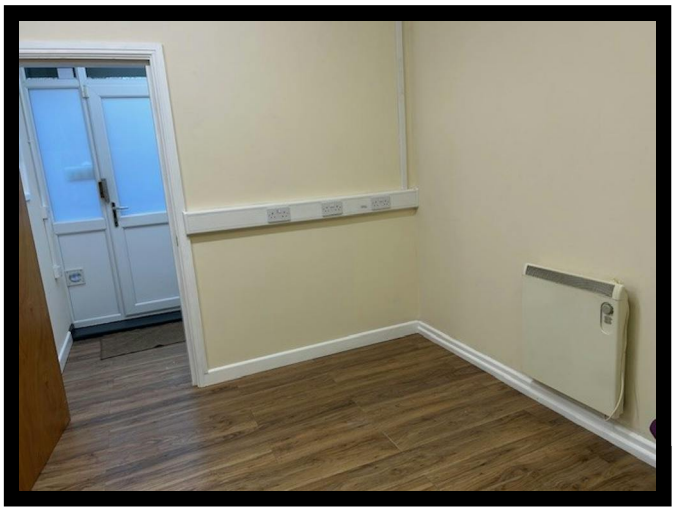
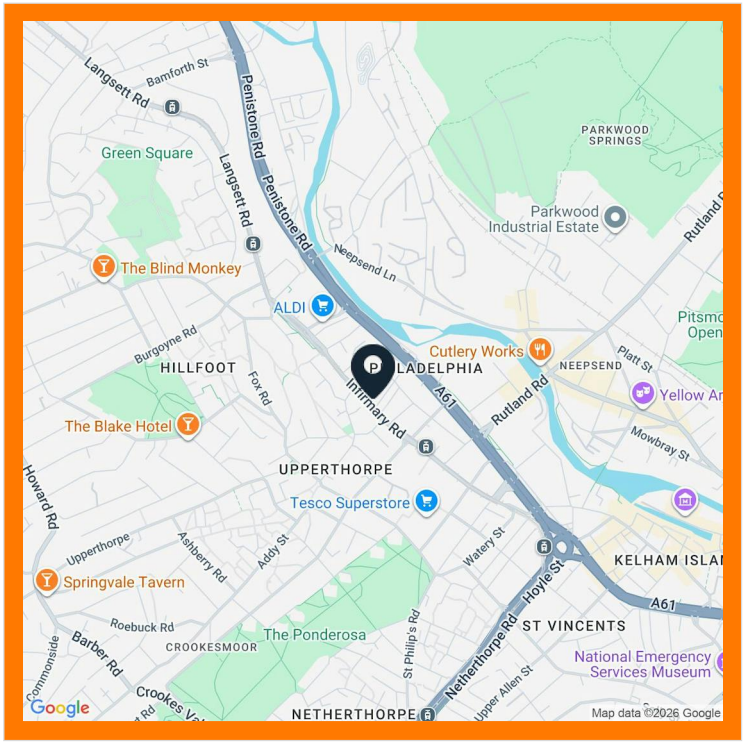




Description

The property is a ground floor commercial unit which has most recently been used for a handmade jewellery business. The space is within a modern development built just over a decade ago.

Internally the accommodation includes a rectangular shaped sales area with WC facilities in the corner. The property is specified to a good standard and includes air conditioning, strip lighting, network cabling, painted walls, laminate flooring, security features, and security shutters.

The property benefits from water, electricity and drainage. There is bin access to the rear.

Location

The property is located on Infirmary Road in Sheffield. Infirmary Road runs parallel to Penistone Road and is in close vicinity to Sheffield city centre ring road. The property is a key route in and out of the city centre from Hillsborough and Sheffield's northern suburbs. The property is located within walking distance to Shalesmoor, Kelham Island, Sheffield city centre ring road and is approximately 2 miles from Sheffield city centre.

Within the wider area there are a number of new residential schemes especially in the areas closer to the Sheffield city centre ring road. Along Infirmary Road there are a variety retail occupiers including a beauty salon, tattoo studio, barbers, takeaway and various other specialists retailers. There is a Tesco Superstore located close by on Montgomery Terrace Road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	457	42.46
Total	**457**	**42.46**

Rating Assessment

Based on information obtained from the Valuation Office Agency websites the demise is rated as follows:-

Address: 176, Infirmary Road, Sheffield, S6 3DH
Description: Workshop
Rateable Value: £3,600

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

Lease Terms

The property is available on a new lease on terms to be agreed. The landlord will not allow food / takeaway related uses.

Rent

£9,500 per annum. We are informed VAT is not payable on the rent.

Rent Deposit

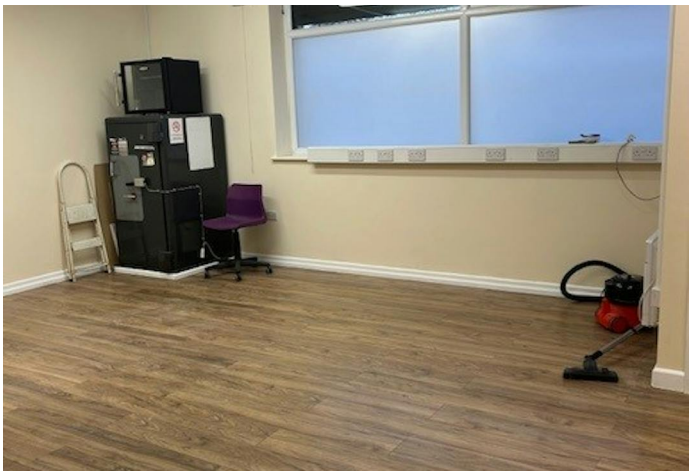
The landlord will seek a rent deposit to be held over the terms of the lease.

Business Rates

Rateable Value of £3,600 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

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