

SMC
Brownill
Vickers

To Let

Ground Floor Retail located in Banner Cross area of
Ecclesall Road, Sheffield

£12,000 per annum

910 Ecclesall Road, Sheffield, S11 8TR

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Ground floor retail premises with basement storage
- Good location on Banner Cross section of Ecclesall Road
- Established suburban retailing location in south west Sheffield
- Available on a new lease
- Incoming tenant should qualify for small business rate relief



Description

The property comprises a ground floor retail premises within a mid-terraced parade. The property has recently been used as a interior design shop benefiting from original features. Internally there is front sales area, rear sales / store area, kitchenette and WC facilities. There is further storage space to the basement. The property benefits from an alarm.

Location

The property is located on Ecclesall Road in the Banner Cross area of Sheffield, within a well established retail parade approximately 2.5m from Sheffield City Centre.

Nearby occupiers include Sainsburys, Blundells, Saxton Mee, SheffLets, Holt Restaurant, La Luna restaurant, Fired Arts, Barbers and various other local retailers.

Accommodation

The accommodation comprises the following areas:

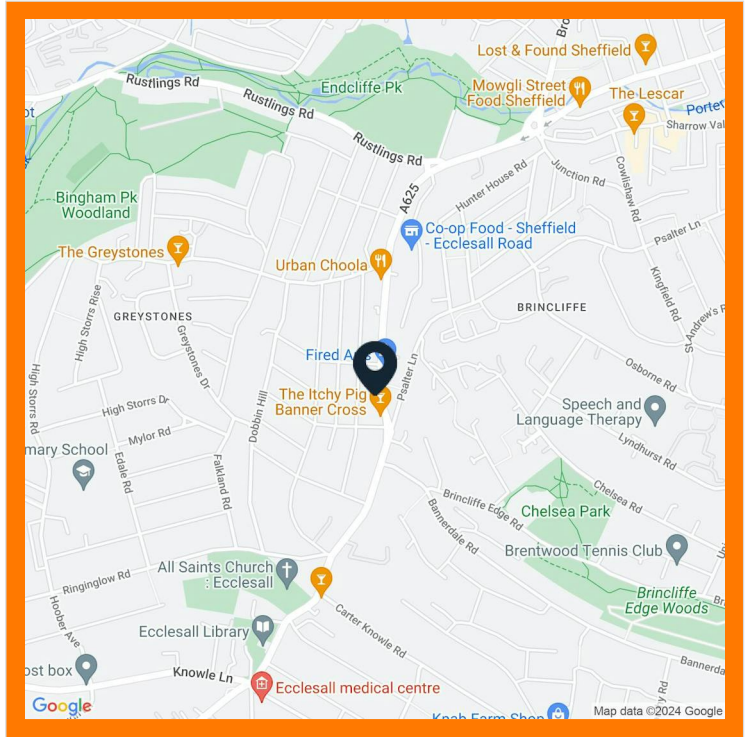
Name	sq ft	sq m
Ground - Front sales area	188	17.47
Ground - Rear store area	146	13.56
Ground - Kitchenette	68	6.32
Basement	279	25.92
Total	681	63.27

Business Rates

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

Address: 910, Ecclesall Road, Sheffield, S11 8TR
Description: Shop and Premises
Rateable Value: £6,900

Small business rates relief should apply.



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 with the tenant responsible for repair, decoration, property insurance premium, rates, and utility charges.

Rent

£12,000 pa, payable monthly or quarterly in advance. VAT will NOT be payable on the rent. A one month rent free will be offered for a suitable tenant.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Rateable Value of £6,900 Small business rate relief should be applicable

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

