SMC Brownill Vickers

To Let

Ground floor retail premises located on Abbeydale Road, Sheffield

£9,250 per annum

747 Abbeydale Road, Sheffield, S7 2BG

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- Ground floor retail premises - suitable for a variety of retail / service uses (Class E)
- Located on Abbeydale Road in south west Sheffield
- Small business rate relief should apply for an ingoing tenant
- Available on a new lease

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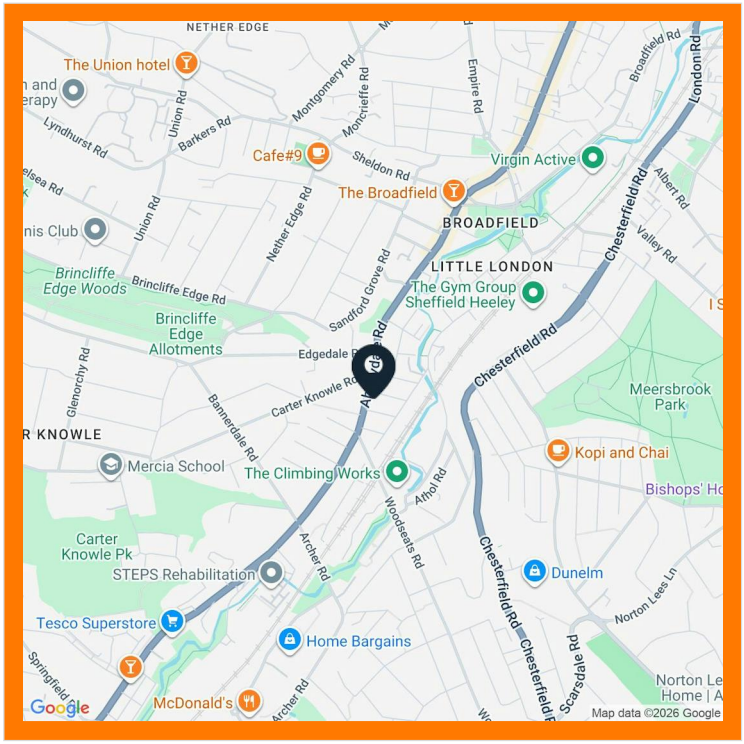

Description

747 Abbeydale Road is a ground floor retail premises most recently used as a charity shop. The accommodation includes a rectangular sales area with rear storage / kitchenette and WC facilities. There is an internal security shutter.

Location

The property is located on Abbeydale Road in south west Sheffield. Abbeydale Road is a key commuter route and suburban area with a wide range of shops, cafes, bars, restaurants and niche retailers. The area has become an increasingly popular area with residential and commercial occupiers, home to a growing selection of local and independent traders.

The location is approximately 2 miles from Sheffield city centre. Nearby occupiers in the area include Kia's Pastaria, Puck & Pollen, Pennywise Cleaners, Dough Truck, North Town and so on.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	419	38.93
Ground - Rear Store	112	10.41
Ground - Kitchenette	64	5.95
Total	**595**	**55.29**

Rating Assessment

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

Address: 747, Abbeydale Road, Sheffield, S7 2BG
Description: Shop and premises
Rateable Value: £7,700

An ingoing tenant should qualify for Small Business Rate Relief. We would suggest interested parties make their own enquiries with the Local Authority for verification purposes.

Planning

The premises are understood to have a historic 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 changes.

Lease Terms

The property is available on a new lease on terms to be agreed, ideally a minimum 3 year agreement.

Rent

£9,250 pa. 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 £7,700 Small business rate relief should apply

Energy Performance Certificate

Upon Enquiry

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