SMC Brownill Vickers

To Let



Ground floor trade counter, offices & warehouse with secure yard on Abbeydale Road, Sheffield

£35,000 per annum

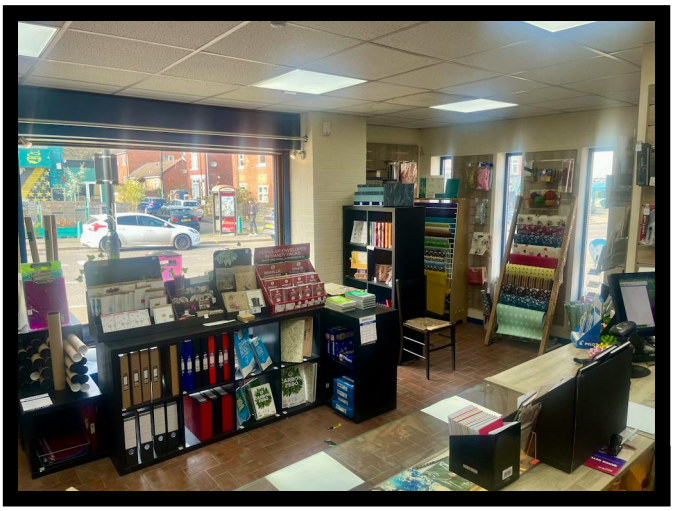
323 Abbeydale Road, Sheffield, S7 1FS

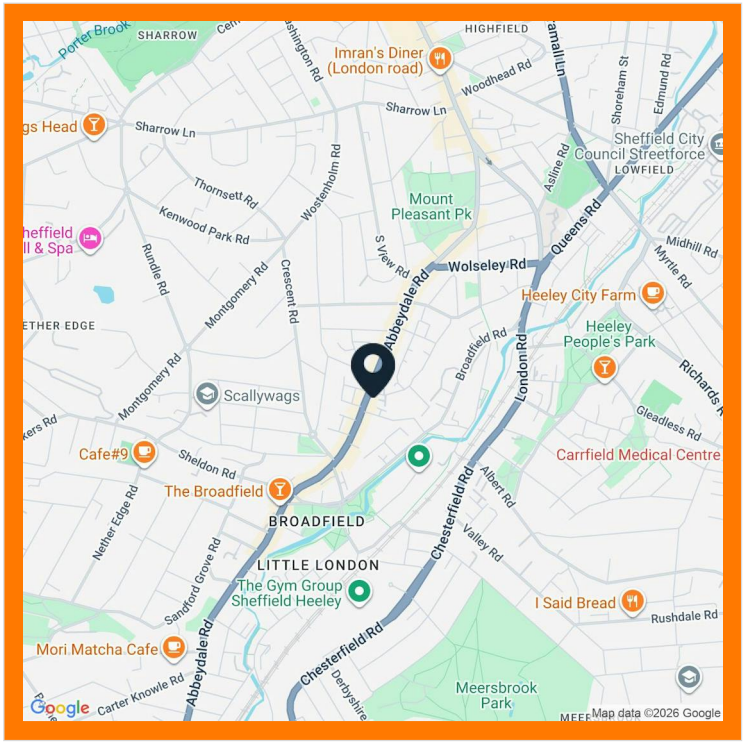
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Prominent corner position on Abbeydale Road (A621), Sheffield
- Trade counter / retail, offices and rear warehouse - approximately 3,081 sq ft
- Substantial secure rear yard / car park with access to Aizlewood Road
- Suitable for a variety of trade counter, retail, showroom, office and storage uses (STP)
- Available on a new lease
- Undergoing refurbishment

SMC Brownill Vickers





Description

The property comprises the ground floor of a corner positioned premises at 323 Abbeydale Road, providing a retail / trade counter to the front with a series of offices, together with a rear warehouse extension.

To the rear is a substantial tarmac and brick paved yard / car park with security fencing. Access to the yard is via Aizlewood Road.
The premises have most recently been occupied by a printing business as a trade counter / retail with offices and warehouse storage.

The upper floors (325 Abbeydale Road) have a separate front entrance from Abbeydale Road, are let separately and do not form part of this letting.

Location

The property is located on Abbeydale Road (A621) in Sheffield, on the corner of Abbeydale Road and Aizlewood Road. The location has become a popular area with an eclectic mix of eateries, bars, shops and amenities.

Abbeydale Road is a busy route in and out of Sheffield city centre towards Sheffield's south west suburbs. The property is within close vicinity of Nether Edge and Meersbrook, with Woodseats approximately one mile away and Sheffield city centre just under 2 miles away.

Accommodation

The accommodation comprises the following areas:

Ground – 323 Abbeydale Road – Main Building 1,563 (sq ft) 145.21 (sq m)
Ground – 323 Abbeydale Road – Warehouse 1,518 (sq ft) 141.03 (sq m)
Plus Rear yard / car park

Business Rates

From information obtained from the Valuation Office Agency website, the property is rated as follows:

Address: 323 Abbeydale Road, Sheffield, S7 1FS
Rateable Value: £12,500

Small business rate relief may apply, subject to the occupier's eligibility. We would advise interested parties to carry out their own check to verify any potential rates obligation.

Planning

The premises have most recently been used as a trade counter / retail with offices and warehouse storage. We are of the view the property is suitable for a variety of commercial uses (STP), and we would recommend interested parties make their own enquiries with the local planning authority.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent Deposit

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

Rent

£35,000 per annum. We are informed VAT is NOT payable on the rent.

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 party.

Energy Performance Certificate

C (61)

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

Brownill Vickers Limited trading as SMC Brownill Vickers (SMCBV) and their joint agents (if any) for themselves and for the seller or landlord of the property whose agents give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of SMCBV or the seller or landlord and do not constitute the whole or any part of an offer or contract. They are a general outline for guidance purposes only. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or available of services or facilities , fixtures and fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing or financial or investment information or tenancy and title details or any other information or tenancy or title details or any other information set out in these particulars or otherwise provided shall not be relied upon as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of SMCBV has any authority to make or give any representation of warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of the prospective purchase or letting including in respect of any re-sale potential or value at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) SMCBV or its employees or agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that the statement or information has been made or given fraudulently by SMCBV. Generated on 30/10/2025



