

SMC
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To Let



Large ground floor retail premises with ancillary basement storage located in the Walkley area of Sheffield

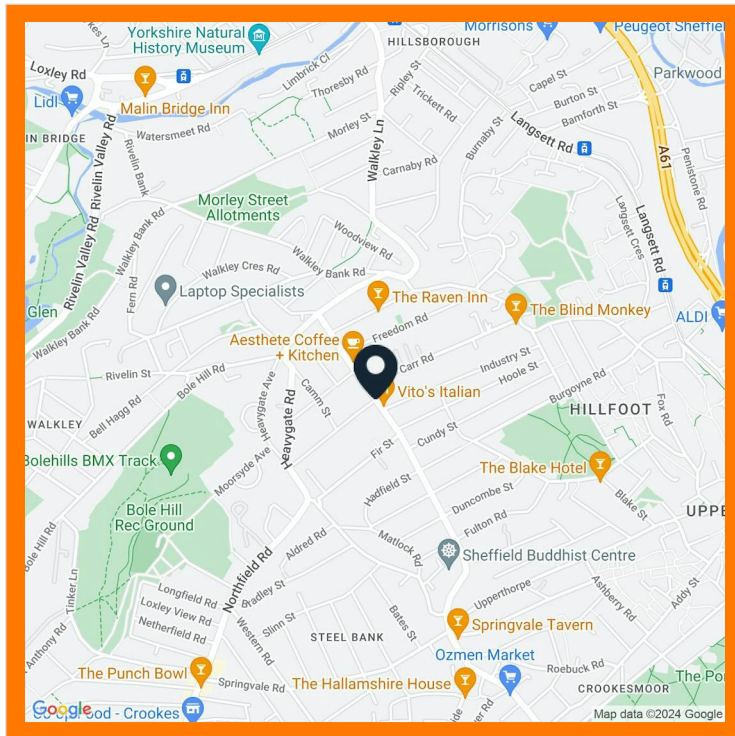
£12,000.00 per annum

294-296 South Road, Walkley, Sheffield, S6 3TE

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- Double fronted retail premises with basement storage
- Located in the Walkley area of Sheffield
- Suitable for a wide variety of Class E / Retail Uses
- Available on a new flexible lease direct from the landlord



Description

The property comprises a large double fronted retail property providing a sales area, rear store, WC facilities and basement storage.

The property benefits from a sales area with a 2.32m ceiling height. The property benefits from electricity, drainage and water, but no gas present.

Location

The property is located in the Walkley area of Sheffield, which is located approximately 2 miles from Sheffield city centre. The property fronts onto South Road which is the main retailing area within Walkley. There are a number of retail uses along South Road, and residential off the main roads.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,555	144.46
Basement	607	56.39
Total	2,162	200.85

Rating Assessment

The property is to be re-assessed for rates purposes.

Planning

The property is understood to benefit from a A1/A3 planning use (now Class E Use), and would therefore be suitable for a variety of retail / service business uses.

Lease Terms

A new lease is available directly from the landlord on terms to be agreed, minimum 3 year lease or longer.

Rent

£12,000 pa. We are informed VAT is not payable.

Rent Deposit

The landlord will seek a minimum 3 month rent deposit to be held over the term of the lease.

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

Further information is available upon request.

Energy Performance Certificate

D (80)

Viewing

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

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