



SMC  
Brownill  
Vickers

To Let

Ground Floor Office with prominent frontage in  
Hillsborough centre

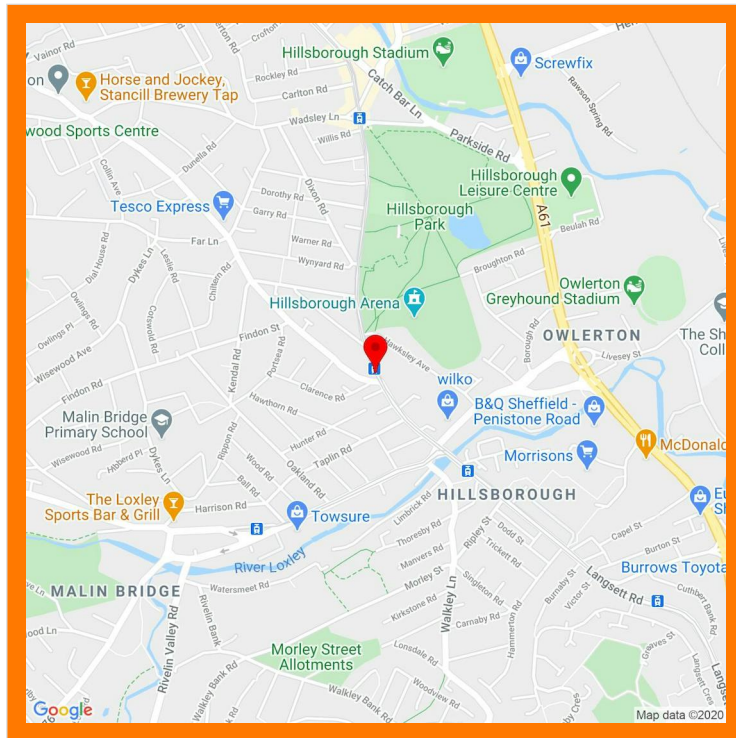
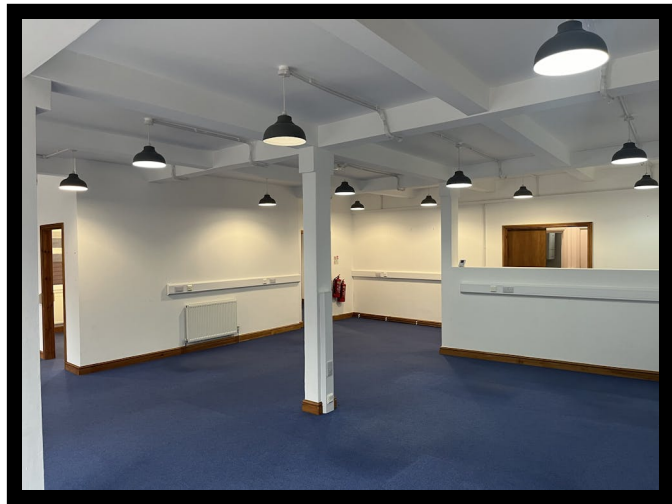
£16,000 per annum

96-100 Middlewood Road, Hillsborough, Sheffield,  
S6 4HA

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[smcbrownillvickers.com](https://smcbrownillvickers.com)

- Located within a busy location close to the centre of Hillsborough and next to Hillsborough park
- Most recently utilised as an Insurance Office, but would suit other uses (STP)
- Substantial ground floor accommodation fitted out as offices with ancillary facilities
- Prominent frontage to Middlewood Road



## Description

The available accommodation comprises the ground floor of a two storey building. The premises has most recently been used as an insurance office. The ground floor space is self contained with access via a front entrance door from Middlewood Road. The internal accommodation consists of a mainly open plan office area, 2 x private offices, kitchen and disabled WC. The property benefits from a large frontage to Middlewood Road (approximately 12m in length).

## Location

The property is located on Middlewood Road close to the main retail area in the centre of Hillsborough. This location is approximately 2 miles north of Sheffield city centre. Middlewood Road is well serviced with bus and supertram links.

The property is located very close to Hillsborough park. There are a number of national and local traders in the area, including Saxton Mee, Halifax, B&M, British Heart Foundation, etc.

## Accommodation

Description	sq ft	sq m
Office/Sales Area	76.88	7.14
Office 1	25.62	2.38
Office 2	6.67	0.62
Kitchenette	2.22	0.21
WC	-	-
<b>Total</b>	<b>111.39</b>	<b>10.35</b>

## Specification

- Electricity (single phase)
- Gas
- Water
- Mains drainage
- Intruder alarm
- Fire alarm
- Telephone
- Broadband
- Central heating

## Rateable Value

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

Address: 96 - 100 Middlewood Road, Sheffield, S6 4HA  
Description: Offices and Premises  
Rateable Value: £21,250

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. This is extended until 2025. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/government/publications/business-rates-relief-202324-retail-hospitality-and-leisure-scheme-local-authority-guidance>

## Lease Terms

The property is available on the basis of a new lease for a term of years to be agreed.

## Rent

£16,000 per annum. We are informed VAT is NOT payable.

## Business Rates

Rateable Value of £17,500

## Energy Performance Certificate

C (57)

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