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To Let

GLOBAL HAIR & BEAUTY

Prominently Located Retail Premises in the Fir Vale area of Sheffield

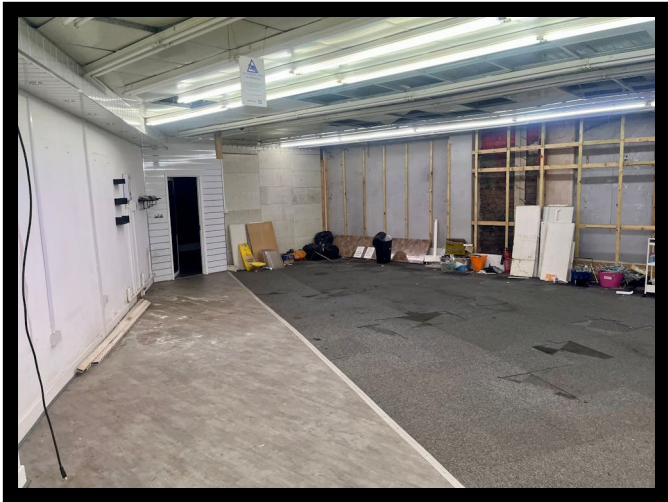
£19,950 per annum

506 Barnsley Road, Sheffield, S5 7AE

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- Ground floor retail premises with basement storage
- Located on Barnsley Road on a key route into and out Sheffield city centre
- Very close to Northern General Hospital in the Fir Vale area of Sheffield
- Available on a new lease



Description

The property is a ground floor retail premises within a retailing parade. The internal accommodation is a triangular shaped mainly open plan sales area, with rear store, kitchenette point, and WC facilities. Utilities include electricity, water, and drainage.

Location

The property is located on Barnsley Road in the Fir Vale area of Sheffield. The property is located on close to the corner of Barnsley Road with it's junction with Owl Lane and Herries Road. Sheffield city centre is approximately just over 2 miles to the south. There are a variety of local traders nearby as well Tesco Express and Northern General Hospital.

Accommodation

The accommodation comprises the following areas:

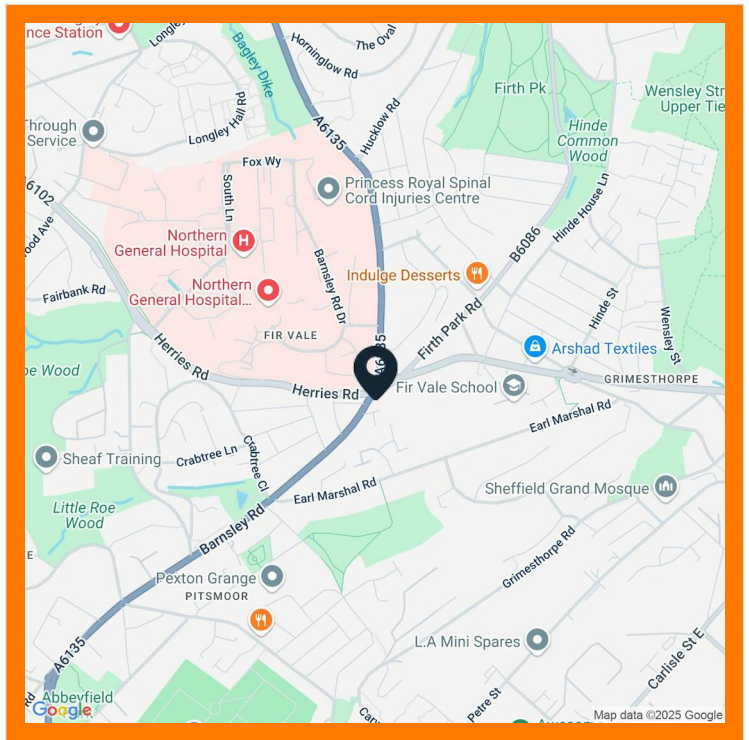
Name	sq ft	sq m
Ground - Sales Area	904	83.98
Ground - Rear Store Area	125	11.61
Total	1,029	95.59

Rating Assessment

From information obtained from the Valuation Office Agency website the demises are rated as follows:-

Address: 506, Barnsley Road, Sheffield, S5 7AE
Description: Shop and premises
Rateable Value: £15,250

Please note the 2025/26 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 40% relief, up to a cash cap limit of £110,000 per business. We would advise interested parties to carry out their own checks. More information can be found here: <https://www.gov.uk/apply-for-business-rate-relief/retail-discount>



Planning

The premises are understood to have an A1 consent as it was used as a beauty product store. 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 the Sheffield planning authority that their use is acceptable under these new changes

Lease Terms

The property is available on a new lease on terms to be agreed, ideally a 5 year lease or longer.

Rent

£19,950 pa. VAT is not payable on the rent. The landlord will consider a rent free period for fitting out for an appropriate tenant and use.

Rent Deposit

The landlord will seek a minimum 3 month rent deposit to be held over the terms 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

Rateable Value of £15,250

Energy Performance Certificate

D (85)

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